



127 ALWOODLEY LANE

LEEDS, LS17 7PG

£2,750,000
FREEHOLD

Set on the prestigious Alwoodley Lane, this substantial detached residence offers over 5,100 sq. ft. of beautifully proportioned accommodation, combining grand entertaining spaces with versatile family living. Occupying an impressive footprint across two floors, the property has been thoughtfully designed to provide an exceptional balance of open-plan living, private bedroom accommodation, and practical ancillary space, making it an ideal home for growing families and those who love to entertain.

MONROE

SELLERS OF THE FINEST HOMES

127 ALWOODLEY LANE

- Situated in the prestigious Alwoodley location
- Over 5,100 sq. ft. of luxury living space
- Uninterrupted views over the Sandmoor Golf Club
- Features electric gates with an intercom system
- Property benefits from underfloor heating
- Integrated AEG appliances in the kitchen
- Integral double garage & extensive storage
- Rare opportunity in one of Leeds' premier locations
- Ev charger and CCTV system in place
- Stunning principal suite with balcony



Alwoodley Lane

The property is approached via secure electric gates with an intercom entry system, immediately conveying the sense of exclusivity and privacy that defines this exceptional residence. Constructed by the current owners in 2010 to an exacting standard, the home has been thoughtfully designed and meticulously finished throughout, combining timeless architecture with modern technology and luxurious family living. Built from handsome Yorkshire stone beneath a premium slate roof and complemented by high-quality aluminium windows, the property offers both enduring quality and impressive kerb appeal.

A welcoming entrance hall forms the centrepiece of the home, creating an immediate sense of space and grandeur. From here, double doors lead into a magnificent formal lounge, a beautifully proportioned reception room flooded with natural light through large windows overlooking the grounds. Adjacent to the lounge is a separate study, providing the ideal environment for home working, reading, or use as an additional family room.

To the rear of the property lies a spectacular open-plan living space designed to be the heart of the home. A spacious family living area flows seamlessly into a formal dining space and onward to an outstanding breakfast kitchen. The kitchen is particularly impressive, featuring granite worktops, a substantial central island with seating, and a range of integrated AEG appliances. Designed with both everyday family life and entertaining in mind, this exceptional space combines practicality with contemporary elegance.

Further enhancing the ground floor accommodation is a separate utility room/ second kitchen area as offers additional appliances leading to a stylish double garage. The home also offers a guest WC. The entire ground floor benefits from

underfloor heating, creating a luxurious and energy-efficient environment throughout. An integrated Bose sound system provides seamless audio across the principal ground-floor living space, adding to the home's impressive specification.

The ground floor also benefits from an integral double garage, providing secure parking and extensive storage. The carefully considered layout offers excellent connectivity between the principal reception rooms whilst maintaining distinct areas for both relaxation and entertaining.

The first floor continues to impress with five generously proportioned double bedrooms arranged around a spacious galleried landing. The principal suite offers a luxurious private retreat, featuring a dedicated dressing area, contemporary en-suite bathroom, and direct access to a private balcony overlooking the gardens and golf course beyond.

Bedroom three also benefits from its own dressing area and en-suite facilities, whilst bedroom five enjoys a private en-suite shower room, making it ideal for guests or older children. Two further substantial double bedrooms are served by a beautifully appointed family bathroom featuring both a bath and separate shower enclosure. For additional comfort, all bathrooms throughout the property benefit from underfloor heating.

Externally, the property enjoys exceptional levels of privacy and security. Electric gates, an intercom entry system, CCTV coverage, and a comprehensive alarm system provide complete peace of mind. The home also benefits from an electric vehicle charging point, perfectly catering to modern family requirements.

One of the property's most remarkable features is its enviable position backing directly onto Sand Moor Golf Club. Enjoying

uninterrupted views across beautifully maintained fairways, mature woodland, and rolling countryside beyond, the home benefits from a breathtaking outlook and a rare sense of tranquillity. With no immediate rear neighbours, the setting provides outstanding privacy and an ever-changing backdrop of seasonal beauty throughout the year.

REASONS TO BUY

- * Prestigious Alwoodley location backing directly onto Sand Moor Golf Club
- * Over 5,100 sq. ft. of luxury accommodation
- * Built by the current owners to an exceptional standard
- * Constructed from Yorkshire stone with a premium slate roof
- * High-quality aluminium windows throughout
- * Uninterrupted golf course and countryside views
- * Magnificent principal suite with dressing area, en-suite and private balcony
- * Four bedrooms with private en-suite facilities
- * Underfloor heating throughout the ground floor and all bathrooms
- * Integrated Bose sound system across key ground-floor living spaces
- * Stunning breakfast kitchen with granite worktops and integrated AEG appliances
- * Electric gates with intercom entry system
- * CCTV and comprehensive alarm system
- * Electric vehicle charging point
- * Integral double garage and extensive storage
- * Exceptional privacy in one of North Leeds' most sought-after residential locations

ENVIRONS

Located on the northern edge of the picturesque Leeds

countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

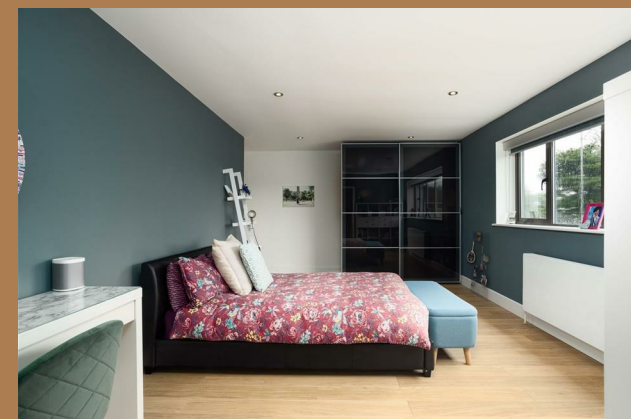
Local Authority –

Council Tax – Band

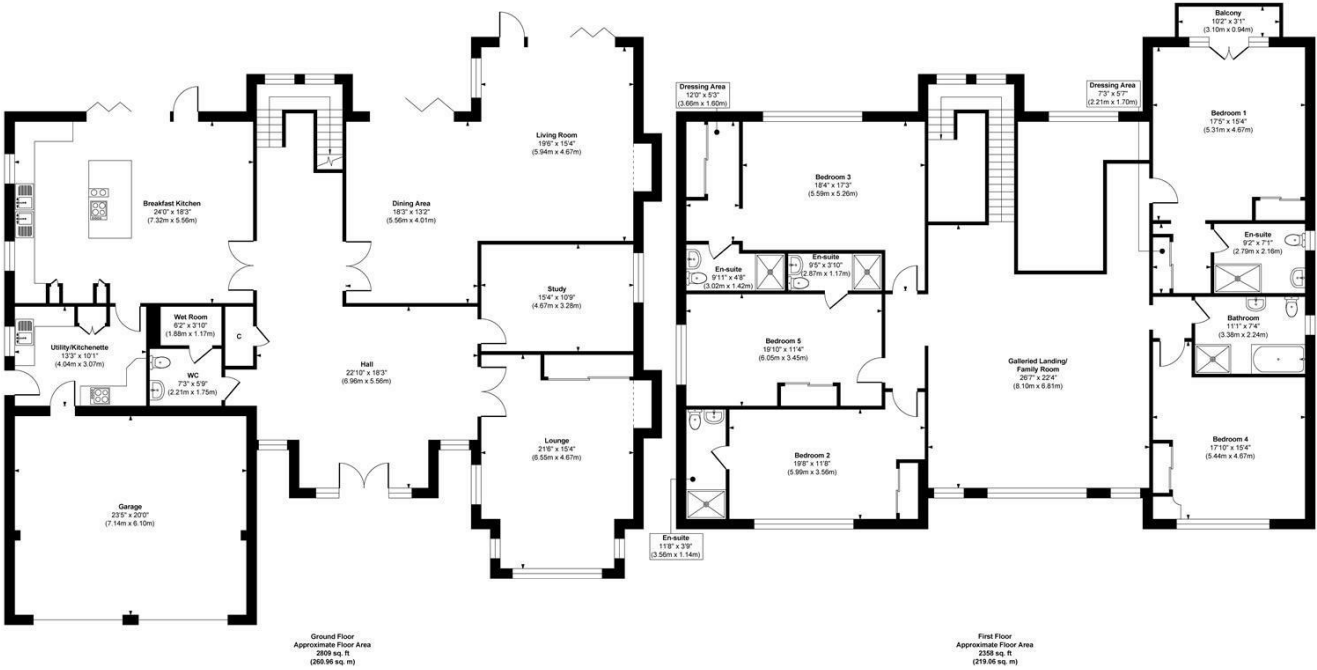
Viewings – By Appointment Only

Floor Area – 5167.00 sq ft

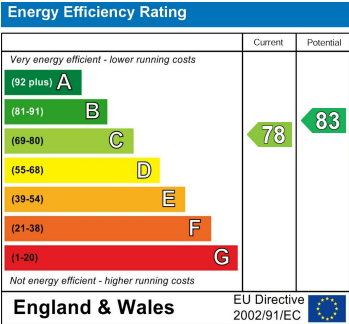
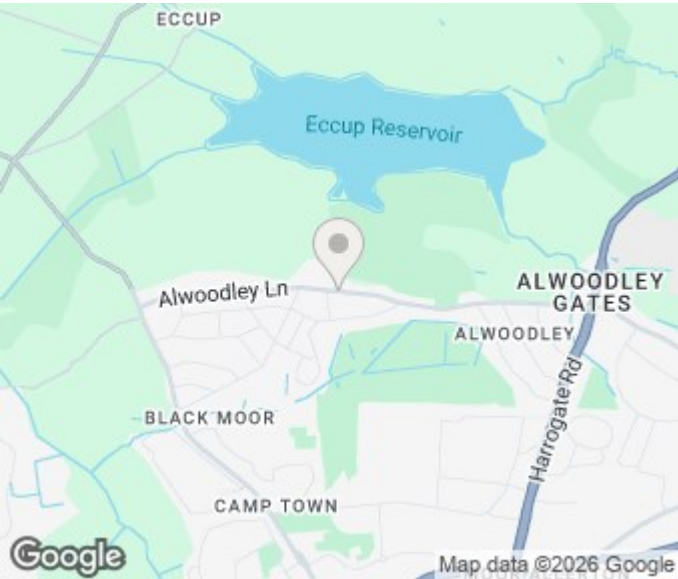
Tenure – Freehold



Alwoodley Lane, Leeds



Approx. Gross Internal Floor Area 5167 sq. ft / 480.02 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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