



## 17 SANDMOOR AVENUE

LEEDS, LS17 7DW

£2,250,000  
FREEHOLD

A secure, lifestyle-driven, premium family home in one of North Leeds' most prestigious locations

This is a truly exceptional property, offering a truly remarkable living experience. Behind electric gates, a winding driveway leads to this exquisite five-bedroom home, which blends high-end specification with unrivalled elegance and style. Situated in the prestigious Alwoodley area, one of North Leeds' most sought-after postcodes.

MONROE

SELLERS OF THE FINEST HOMES

# 17 SANDMOOR AVENUE

- Secure gated development with electric gates and CCTV
- Six generous bedrooms, flexible for family or multi-generational use
- Recently modernised lounges, bathrooms, and bedrooms
- Separate dining room, utility, and study
- Large double garage with storage
- Loft fully boarded and insulated, potential for further development
- South-facing landscaped private garden
- Original 1930s build, carefully maintained with up-to-date heating
- Double-glazed windows throughout
- Prestigious Alwoodley location, semi-rural yet close to city amenities



## 17 Sandmoor Avenue

Occupying a prime position within an exclusive gated development on one of North Leeds' most prestigious addresses, this exceptional six-bedroom detached residence offers over 5,000 sq ft of beautifully maintained accommodation, representing outstanding value on a price-per-square-foot basis when compared with many homes in the surrounding area.

Set behind secure electric gates with CCTV surveillance and alarm systems, the property enjoys a rare combination of privacy, security and tranquillity. The large south-facing rear garden is a particular highlight, offering a wonderfully private setting with mature boundaries, creating a peaceful sanctuary rarely found in such a convenient location.

Designed with modern family living and entertaining in mind, the accommodation is both substantial and versatile. The impressive open-plan kitchen, living and entertaining space flows seamlessly into a stunning orangery featuring an electric opening roof lantern, allowing natural light to flood the room throughout the day. A separate formal dining room provides an elegant setting for hosting guests and benefits from direct access to the garden, creating an effortless connection between indoor and outdoor living.

The ground floor also offers a dedicated home office, pantry, utility facilities and a generous double garage,

while a convenient external access point to the outbuilding enhances the practicality of the home.

Across the upper floors are six generously proportioned double bedrooms, perfectly suited to growing families, guests or multi-generational living. Several bedrooms benefit from their own en-suite facilities, while the principal suite provides a luxurious retreat. This impressive space features a substantial walk-in dressing room complete with bespoke fitted cabinetry, dressing table, illuminated mirror and extensive storage. The accompanying en-suite bathroom is beautifully appointed with twin vanity basins, a large walk-in shower and a freestanding bath, creating a true hotel-style experience.

Further enhancing the accommodation are two private balconies, offering elevated views across the garden and providing peaceful spaces to enjoy the property's south-facing aspect.

Throughout, the home has been exceptionally well maintained and thoughtfully updated, combining the character and proportions of its original construction with the comforts expected of contemporary living. Underfloor heating, modern mechanical systems and quality finishes ensure the property is ready for immediate occupation.

External Features

The beautifully landscaped south-facing gardens provide a highly private environment for both relaxation and entertaining. The grounds have been carefully designed to maximise sunlight throughout the day, while mature planting creates an exceptional sense of seclusion.

#### Location

Sandmoor Avenue is widely regarded as one of Alwoodley's most sought-after residential addresses. Positioned within easy reach of The Grammar School at Leeds, championship golf courses, highly regarded local amenities and excellent transport connections, the property offers a rare opportunity to enjoy a semi-rural lifestyle without compromising accessibility to Leeds City Centre, Harrogate, Wetherby and Leeds Bradford Airport.

#### Key Features

Over 5,000 sq ft of accommodation offering exceptional value  
Prestigious gated development with electric gates  
CCTV and alarm system  
Six double bedrooms  
Multiple en-suite bathrooms  
Magnificent principal suite with bespoke walk-in dressing room  
Luxury en-suite with freestanding bath, double vanity

and walk-in shower

Stunning orangery with electric opening roof lantern

Separate formal dining room with garden access

Dedicated home office and pantry

Large double garage

Two private balconies

Large south-facing garden

Exceptionally private and peaceful setting

Well maintained throughout

Highly desirable Alwoodley location

#### Services

Mains water, electricity, and drainage.

#### Local Authority

Leeds City Council

#### Tenure

Freehold, with vacant possession upon completion.

#### Viewing Arrangements

Strictly through the selling agent, Monroe Estate Agents.

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

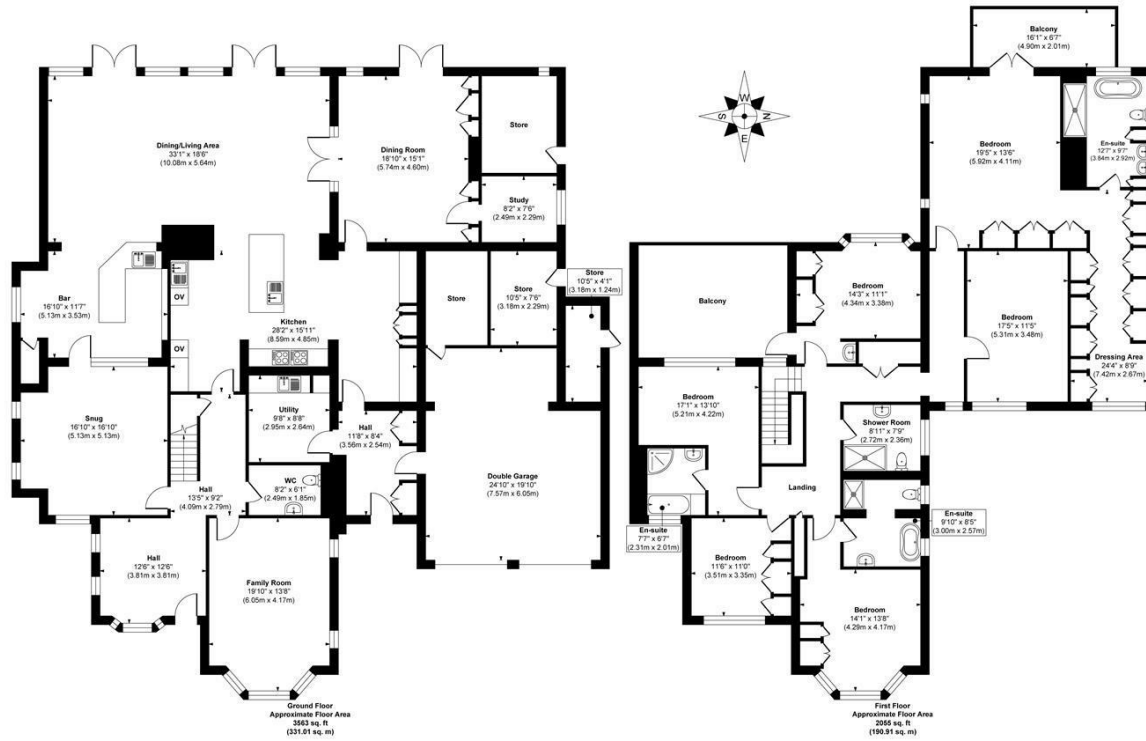
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 5618.00 sq ft

**Tenure** – Freehold





Approx. Gross Internal Floor Area 5618 sq. ft / 521.92 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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