

47 ALWOODLEY LANE
LEEDS, LS17 7PU

£1,595,000
FREEHOLD

Nestled in the sought-after area of Alwoodley Lane, this substantial detached family home offers an impressive blend of versatile living space, generous proportions, and modern family functionality extending to approximately 3,757 sq. ft including the integral garage. Set across three thoughtfully designed floors, the property presents an exceptional opportunity for growing families seeking both elegance and practicality in one of North Leeds' most desirable residential locations.

MONROE

SELLERS OF THE FINEST HOMES

47 ALWOODLEY LANE

- Located in prestigious Alwoodley, one of North Leeds' most desirable areas
- Perfect for a growing family/multi-generational living
- Ample off road parking including an integral double garage
- Beautifully maintained, expansive private rear garden
- Features an impressive cinema room
- Six well proportioned double bedrooms
- Immaculately presented through the whole home
- Modern, open plan living
- Electric gates and CCTV for additional security



The ground floor immediately creates a welcoming impression with a spacious entrance hall leading to a series of well-balanced reception areas. To the front of the property, a beautifully proportioned living room enjoys a charming bay window, flooding the space with natural light and providing the perfect setting for formal entertaining or relaxed evenings. Adjacent to this is a dedicated cinema room, ideal for family movie nights, gaming, or conversion into a playroom or additional lounge depending on individual requirements.

To the rear of the home lies the true heart of the property — an outstanding open-plan dining kitchen and family room measuring over 42 feet in length. Designed with modern family living in mind, this expansive space offers ample room for dining, entertaining, and everyday life, enhanced by multiple windows and direct garden access creating a seamless indoor-outdoor feel. The kitchen area is complemented by a separate utility room and additional store, ensuring excellent practicality and discreet household organisation. Finished to a high specification, the kitchen features premium Siemens appliances, a Quooker instant hot water tap, and electric blinds to the rear of the house, adding both comfort and convenience. Underfloor heating runs throughout the ground floor, creating a warm and luxurious living environment. An integral double garage with external electric doors provides further convenience alongside internal access, while a guest WC completes the ground

floor accommodation.

The first floor hosts an exceptional range of bedroom accommodation centred around a spacious landing. The principal bedroom suite is particularly impressive, benefiting from a walk-in wardrobe and stylish en-suite facilities, creating a luxurious private retreat. A second generously sized bedroom also enjoys en-suite access, making it ideal for guests or older children, while two further double bedrooms are served by a contemporary family bathroom that features underfloor heating. In addition, a versatile bedroom/study offers even more flexibility.

Occupying the second floor are two further substantial double bedrooms alongside an additional bathroom, offering ideal accommodation for teenagers, extended family members, or visiting guests. Cleverly designed storage areas further enhance the practicality of this upper level, while the layout provides an excellent degree of privacy and separation from the main family living spaces below.

Externally, is a beautifully maintained, expansive private rear garden offering exceptional privacy and a tranquil outdoor setting. The immaculately striped lawn creates a stunning focal point, framed by mature hedging and established trees that provide a lush green backdrop throughout the seasons. A spacious contemporary patio area seamlessly extends from the

home, ideal for outdoor dining, entertaining, or relaxing in the sun. Thoughtfully landscaped borders with vibrant flowering shrubs add colour and character, while the generous proportions of the garden provide ample space for families, gatherings, or future outdoor enhancements.

REASONS TO BUY

- Located in prestigious Alwoodley, one of North Leeds' most desirable areas
- Perfect for a growing family/multi-generational living
- Ample off-road parking including an integral double garage
- Beautifully maintained, expansive private rear garden
- Features an impressive cinema room
- Six well-proportioned double bedrooms
- Immaculately presented through the whole home
- Modern, open plan living
- Electric gates and CCTV for additional security

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 gas, water and electricity

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 selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

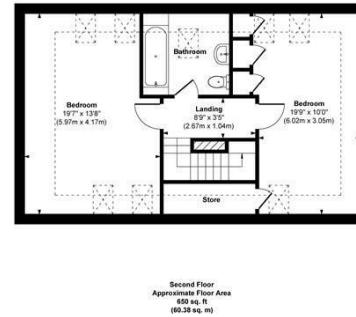
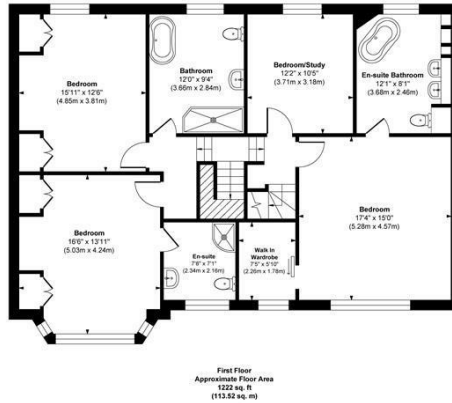
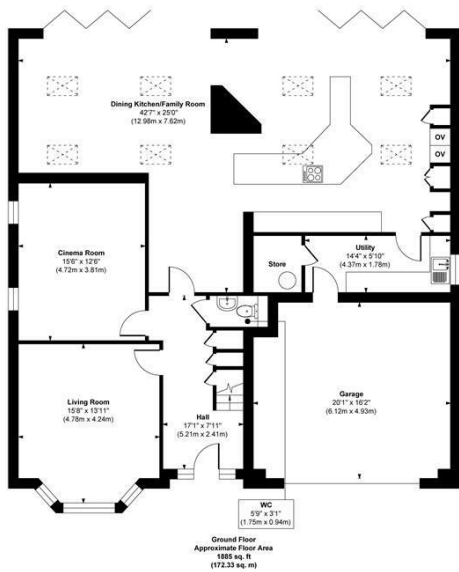
Viewings – By Appointment Only

Floor Area – 3757.00 sq ft

Tenure – Freehold



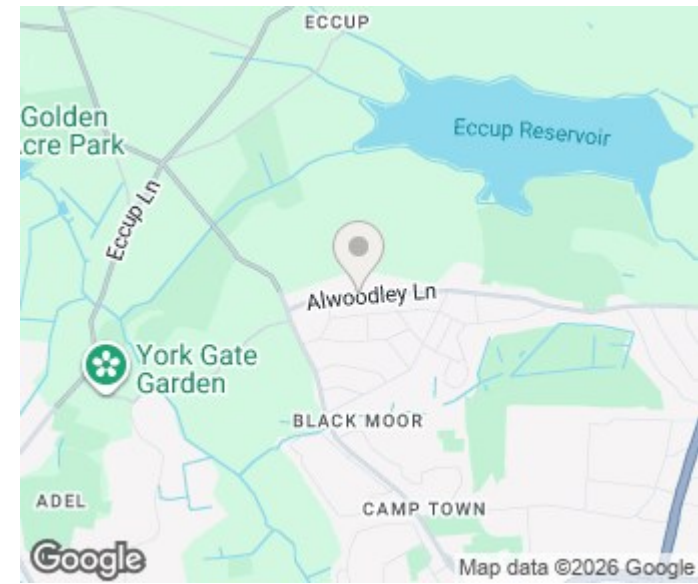
Alwoodley Lane, Leeds



Approx. Gross Internal Floor Area 3757 sq. ft / 346.23 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 | | 74 | 80 |
| (55-68) D | | | |
| (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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