



Eastside, 192 Alwoodley Lane, Alwoodley, LS17 7PF



Key Features

- 6,300 sq. ft. luxury family home
- Seven en-suite bedrooms
- Self-contained one-bedroom annex
- Designer kitchen with Gaggenau appliances
- Cinema room, gym and Speak-Easy bar
- Bang & Olufsen sound system throughout
- Full-height glazing and south-facing aspect
- Landscaped garden with outdoor kitchen
- Prime Alwoodley Lane location
- Gated driveway, garage and carport



Eastside represents a rare opportunity to acquire a 'Turn-Key' home of this specification, scale and finish on one of North Leeds' most sought-after addresses.







Few homes on Alwoodley Lane can match this scale, quality and versatility. At over 6,300sq ft, Eastside has been transformed by the current owners to create a striking contemporary home with beautifully designed living spaces and seven bedrooms in total, including a self-contained annex. By a developer renowned for delivering high-specification homes across North Leeds, this property has been finished with exceptional attention to detail throughout. The result is a home that effortlessly balances luxury, practicality and flexibility, where every element has been carefully considered, from the carefully curated finishes and elegant Rimadesio glass internal doors to the seamless connection between the principal living spaces and the gardens beyond.

One of Eastside's most appealing qualities is the way it reveals itself. From the front, the property presents an attractive stone façade that sits comfortably within its surroundings, giving little indication of the scale and design that lie beyond. It is only once inside and when viewing the property from the back garden, that the full extent of the transformation becomes apparent.

The rear elevation showcases the home's contemporary character, where warm natural stone is complemented by full-height glazing, Crittall-style leaded windows and expansive sliding doors draw natural light deep into the interior. A contrasting rendered section adds a modern architectural edge, while the extensive glazing creates a seamless relationship between the house and its south-facing gardens.

The result is a home that feels both open planned, warm, impressive and welcoming, with spaces designed to be enjoyed throughout the seasons.

Designed around modern family life, the property delivers an outstanding balance of luxury and practicality. At the heart of the home is an exceptional open-plan kitchen, dining and living space, created for both everyday family life and entertaining on a grand scale. Featuring an extensive Polyform Island and bespoke cabinetry with a superb range of Gaggenau appliances, the kitchen is complemented by a cleverly concealed walk-in pantry and a separate laundry room, providing exceptional functionality without compromising on style. Expansive glazing floods the space with natural light and strengthens the connection between the home and garden, allowing indoor and outdoor living to blend effortlessly.

A series of thoughtfully designed reception spaces provide flexibility for every stage of family life. Highlights include a dedicated sunken cinema-media lounge, a fully equipped home gym, the Speak-Easy style bar, and beautifully connected living spaces that can adapt effortlessly from relaxed family evenings to larger social gatherings. An integrated Bang & Olufsen sound system serves the principal reception rooms and rear garden, creating an exceptional atmosphere whether entertaining guests or enjoying quieter moments at home.

The accommodation has been designed with privacy and comfort in mind. Six double bedrooms are located within the main house, each benefiting from its own beautifully appointed en-suite bathroom. Complementing the main residence is a self-contained one-bedroom annex, complete with its own private entrance and independent living accommodation with its own kitchen and laundry. Offering exceptional flexibility, it is equally suited to multi-generational living, long-stay guests, a live-in relative or carer, or family members seeking greater independence while remaining connected to the main home.

The outdoor spaces are every bit as impressive as those within. Set behind electric gates, the property enjoys a wonderful sense of privacy, with ample driveway parking, a garage and covered car port.

Both the front and rear gardens enjoy sunlight throughout the day, creating outdoor spaces that can be enjoyed from morning through to evening.

To the rear, the beautifully landscaped south-facing garden has been designed as a true extension of the home. A level lawn, contemporary stone terraces and an outdoor kitchen create the perfect setting for outdoor dining, entertaining and family life. Whether hosting friends on a summer evening or simply enjoying the privacy and tranquillity of the surroundings, the gardens provide an exceptional backdrop to the home.

The location is equally impressive. Some of North Leeds' most highly regarded schools are within easy reach, while Alwoodley, Sandmoor and Moortown golf clubs are all close by, placing some of the region's finest leisure facilities on the doorstep.

Eastside represents a rare opportunity to acquire a 'Turn-Key' home of this specification, scale and finish on one of North Leeds' most sought-after addresses. Combining exceptional design, versatile accommodation and beautifully considered living spaces, it is a home that offers contemporary family living on an impressive scale.

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

N.B. Please note that the vendor of this property is the partner of an associate of Butler Ridge.

