



**376 ALWOODLEY LANE**  
LEEDS, LS17 7DN

**£1,695,000**  
LEASEHOLD - SHARE OF FREEHOLD

Sandmoor View is a BESPOKE collection of just 5 apartments in THE MOST HIGHLY SOUGHT AFTER suburb of Alwoodley. Monroe are pleased to introduce to market a Penthouse 3 bedroom apartment which offers 2,559 Sqft of internal accommodation and over 400 sqft of exclusive terrace, occupying the entire top floor of this luxury development.

**MONROE**

SELLERS OF THE FINEST HOMES

## 376 ALWOODLEY LANE

- Pinnacle of five star living
- Highest specification throughout
- Three luxury bedrooms
- Bespoke joinery
- Private terrace
- Access via a staircase or elevator
- Three parking spaces
- South facing communal gardens
- Amenity rich
- Prestigious location



### Sandmoor View

Welcome to The Penthouse at Sandmoor View. Monroe is proud to present the pinnacle of five star living with this exclusive residence. Situated in Alwoodley, this area is esteemed for its exemplary quality of life and offers an array of amenities and attractions to its residents.

This penthouse, which is granted access via a passenger lift, directly from the underground secure car park, occupies the entire top floor.

As you enter, you are greeted by an extraordinary specification. The entrance hall, adorned with the finest wallpaper and an abundance of bespoke storage, guides you to an impressive kitchen diner. The SieMatic kitchen is equipped with a Quooker hot tap, Bora hob, and Gaggenau appliances, all flawlessly integrated into sleek kitchen units. The kitchen-diner extends seamlessly onto a terrace via sliding doors, enhancing the living area. A contemporary utility room completes the kitchen amenities.

The formal living room encapsulates luxury, featuring a bespoke media wall, the room radiates tranquillity and grants further access to the terrace via glass doors.

The degree of luxury and meticulous attention to detail is unbelievable. The principal suite is the highlight of this home. It boasts heavenly silk carpets, custom-designed furniture, an exquisite dressing room, access to the terrace and an en suite bathroom that's the epitome of luxury.

The property features an additional two impressive double

bedrooms, each with walk-in dressing rooms and en suite fitted with premium Villeroy and Boch sanitary wear.

A spacious office offers versatile living options, whether you require a tranquil workspace, a home gym, or an extra guest room, the choice is yours.

Throughout the apartment, zoned wet underfloor heating and digital air conditioning provides added comfort and is further complemented by a built-in sound system. The penthouse allows access via a staircase or an elevator which leads you directly to the front door. The home is also fitted with high-quality aluminium windows and a comprehensive CCTV system for added security.

Externally, Sandmoor View is out of this world. Benefitting from a secure, gated entrance with a heated driveway, three allocated parking bays, EV Charger and ample visitor parking space. The south-facing communal gardens provide a beautiful, sunny space to enjoy the outdoors.

The Penthouse at Sandmoor View is arguably the best penthouse that Yorkshire has to offer, it certainly is not one to be missed.

### REASONS TO BUY

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- Occupies the entire top floor
- Highest specification throughout
- Three luxury bedrooms
- Bespoke joinery



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#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is leasehold with a 20% share of the freehold. Vacant possession will be granted upon legal completion.

#### 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.

#### VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent-Monroe Estate Agents

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## ADDITIONAL INFORMATION

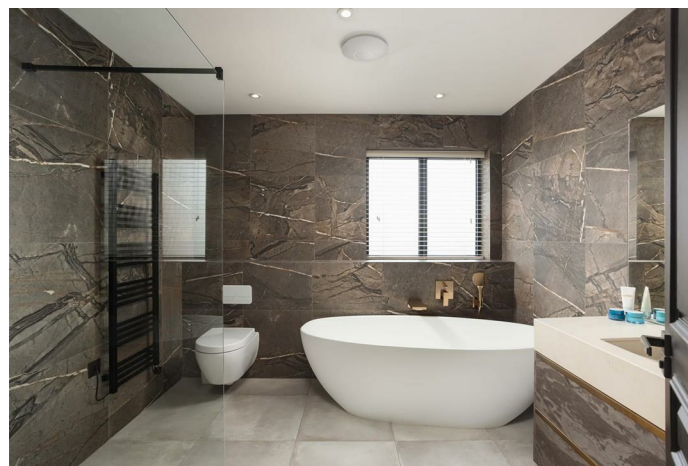
**Local Authority** – Leeds City Council

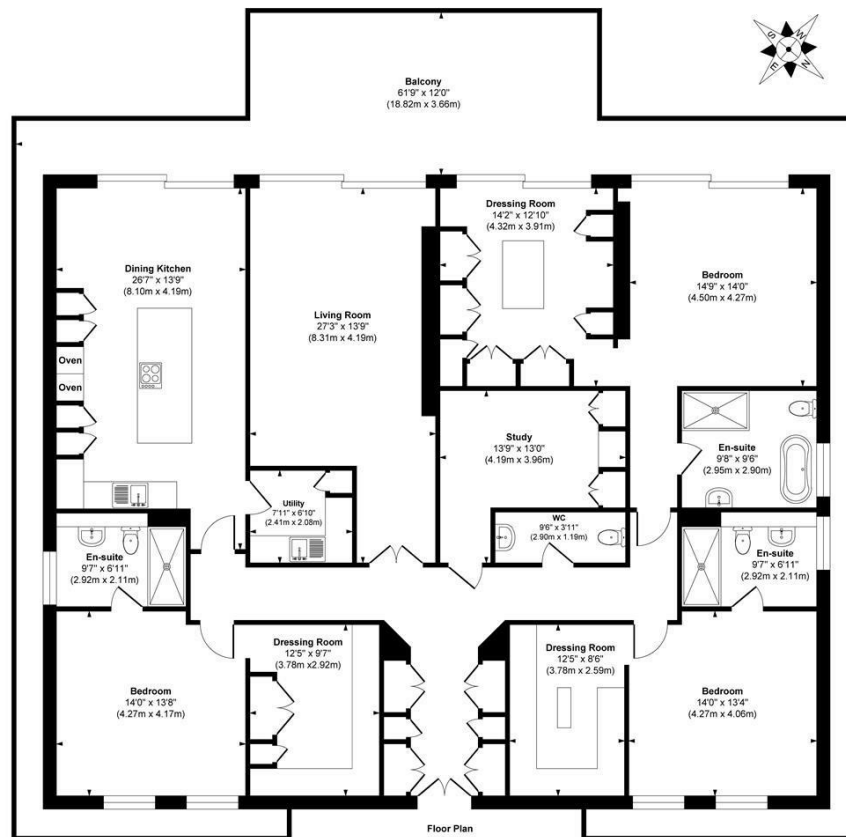
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 2535.00 sq ft

**Tenure** – Leasehold - Share of Freehold





**Approx. Gross Internal Floor Area 2535 sq. ft / 235.50 sq. m (Excluding Balcony)**

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) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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