



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

A Prestigious Six-Bedroom Detached Home on Sandmoor Avenue, Alwoodley

Set behind secure electric gates in one of Alwoodley's most esteemed and semi-rural addresses, this distinguished six-bedroom detached residence offers an exceptional combination of privacy, security, and space. Originally built in the 1930s, the property has been meticulously maintained and modernised, providing an outstanding family home in a prime North Leeds location.

This substantial south-facing home is designed for contemporary family living, offering versatile interiors that effortlessly balance everyday life with entertaining. Boasting modern lounges, elegant bedrooms, and luxurious bathrooms, natural light fills every principal room, enhanced by the desirable south-facing orientation.

Privacy and Security

The residence enjoys complete peace of mind, with gated electric entrance, secure perimeters, and CCTV coverage throughout. Its secluded setting ensures both privacy and exclusivity, increasingly sought after by discerning buyers in this prestigious area.

Interior Features

The home provides generous and flexible

accommodation across multiple floors:

Six spacious bedrooms, ideal for growing families, guest accommodation, or multi-generational living.

Modern bathrooms with high-quality fixtures and fittings.

Open-plan kitchen, living, and bar area designed for socialising and family interaction.

Separate formal dining room, perfect for entertaining. Utility room and home study for practical living and remote working.

Large double garage with additional storage space. Loft access fully boarded and insulated, offering potential for further development.

The property benefits from underfloor heating, an up-to-date central heating system, and double-glazed windows throughout, combining comfort with energy efficiency.

Outdoor Living

A standout feature of this home is its connection to outdoor spaces. The large south-facing landscaped garden provides a private sanctuary for relaxation and entertaining, while two elevated private balconies offer tranquil views over the grounds.

Development Potential

With such a substantial plot and versatile layout, the property offers excellent potential for further



extension or modification, subject to planning.

Location

Sandmoor Avenue continues to be regarded as one of North Leeds' most prestigious addresses, offering a semi-rural setting while remaining within easy reach of Leeds City Centre, Harrogate, Wetherby, and the Yorkshire countryside. Families will appreciate proximity to the renowned Grammar School at Leeds, championship golf courses, and excellent transport links including Leeds Bradford International Airport and the national motorway network.

Key Features

- Secure gated development with electric gates and CCTV
- Six generous bedrooms, flexible for family or multi-generational use
- Modern lounges, bathrooms, and kitchen/bar living area
- 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

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

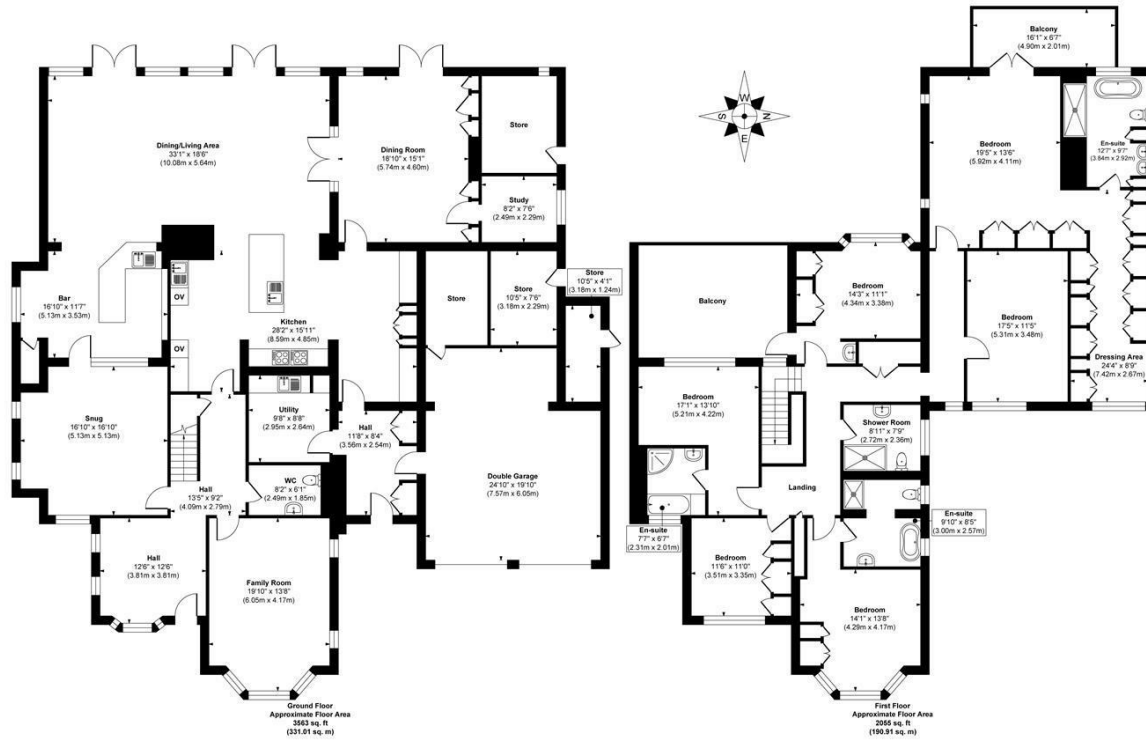
Council Tax – Band H

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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