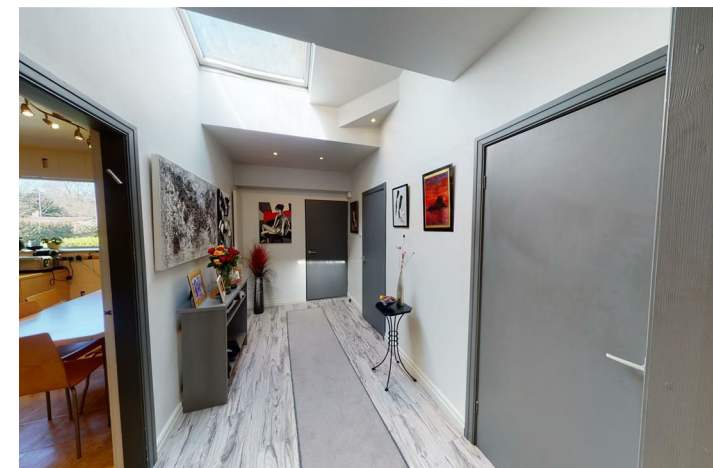




7 BROOKSIDE LEEDS, LS17 8TD

£975,000
FREEHOLD

Spacious and Private Bungalow with Huge Potential in Alwoodley, North Leeds

This is a rare opportunity to purchase a substantial and highly versatile detached bungalow in one of North Leeds' most sought-after suburbs.

Tucked away at the end of a quiet cul-de-sac just off Wigton Lane and Harrogate Road, this property offers exceptional privacy and sits on a plot of over a third of an acre, with beautiful mature gardens, woodland areas, and a large patio.

Offering over 2,700 square feet of accommodation, the bungalow is structurally in excellent condition and provides superb potential for those looking to modernise, reconfigure, or extend (subject to planning). The generous layout could easily be transformed into a stunning contemporary home that takes full advantage of the plot's size and setting.

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7 BROOKSIDE

- 5 bedrooms (2 are currently utilised as home office space)
- Large living room and dining room ideal for entertaining
- Over 1/3 of an acre
- over 2,700 square foot of internal accommodation
- Double garage
- Utility room
- House bathroom and en suite to the master bedroom
- 2 separate WC's
- Snooker room
- Scope to extend



Tucked away at the end of a peaceful cul-de-sac just off Wigton Lane and Harrogate Road, this exceptionally spacious bungalow offers over 2,500 sq ft of versatile accommodation set within a large, private plot in one of North Leeds' most desirable suburbs.

Inside the Home, the property opens through a covered porch into a generous entrance vestibule and foyer, naturally lit by skylights that immediately create a bright and welcoming feel. The main living room is a substantial space with sliding patio doors leading to the rear garden, seamlessly connecting to the formal dining room through a wide archway, perfect for entertaining family and friends. The kitchen/diner is light and spacious, fitted with a central island and integrated appliances including a double oven, gas hob, microwave, fridge/freezer, and dishwasher, with plenty of room for casual dining. The primary bedroom suite features fitted wardrobes, garden views, and a luxurious en suite bathroom complete with a jacuzzi bath, separate power shower, double vanity, WC, bidet, and underfloor heating. There are two further double bedrooms, each with built-in storage, along with a main house bathroom featuring a power shower, vanity unit, bidet, WC, and underfloor heating. A guest WC sits just off the main hallway, with an additional WC in the utility area for added convenience. Further accommodation includes a snooker/games room with patio access, and two additional rooms currently used as home offices or studios — offering flexibility for home

working, hobbies, or guest accommodation. The utility room is exceptionally well equipped, offering extensive storage, appliances (including washer, dryer, fridge/freezers), and direct access to the garden.

Outside and Setting

The property is set within over a third of an acre of mature, private gardens featuring a mix of lawned areas, patio space, and a charming woodland walk — perfect for landscaping, outdoor entertaining, or potential extension (subject to planning).

Constructed from Yorkshire stone and brick, the home benefits from a double driveway, electric garage door, and magnetic lock pedestrian gates. It also includes a solar-powered security system with external CCTV, full UPVC double glazing, gas central heating, and modern wall, ceiling, and underfloor insulation in the newer wing.

Location

Discreetly located just off the A61 Harrogate Road, this home combines peaceful seclusion with excellent connectivity. Leeds City Centre and Harrogate are easily reached by car or the highly regarded No. 36 bus route.

Alwoodley is one of North Leeds' most prestigious residential areas, offering access to top-rated schools such as The Grammar School at Leeds (GSAL) and Gateways, along with a wealth of amenities including M&S Foodhall, Sainsbury's, David Lloyd Leisure, and several renowned golf clubs. The area also enjoys a range of local shops, cafés, and restaurants.

The property offers effortless access to the Yorkshire countryside, Leeds Bradford Airport, and major road links to Harrogate, Wetherby, and York.

- Approx. 2,500 sq ft of versatile accommodation
- 3 double bedrooms, 2 bathrooms, 2 additional WCs
- 4 reception rooms, including snooker/games room and 2 home offices/studios
- Large kitchen/diner and spacious utility room
- Double integral garage with electric door
- Private, mature gardens with woodland area and patio
- Quiet cul-de-sac location, away from main roads
- Opportunity to reconfigure or extend to suit your ideal layout
- Solar-powered security system with CCTV
- Excellent structural condition throughout

7 BROOKSIDE





7 BROOKSIDE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

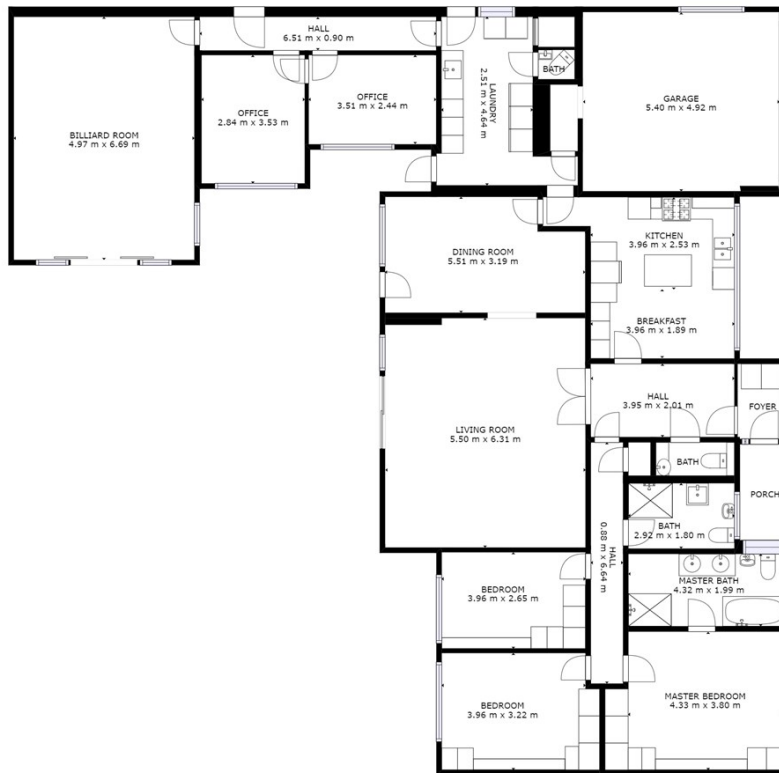
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2830.00 sq ft

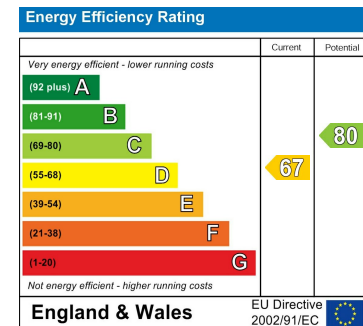
Tenure – Freehold





GROSS INTERNAL AREA
FLOOR 1: 232 m2, EXCLUDED AREAS:
PORCH: 4 m2, GARAGE: 27 m2
TOTAL: 232 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



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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