



## 190 ALWOODLEY LANE LEEDS, LS17 7PF

£999,995  
FREEHOLD

SOLD AS SEEN - Monroe are delighted to bring to market this stone-built, four-bedroom detached home, occupying a generous south-facing plot in the highly sought-after area of Alwoodley.

Offered with vacant possession, the property represents an exciting renovation and development opportunity for buyers looking to create a truly exceptional home. Requiring modernisation throughout, the house offers tremendous scope to extend, reconfigure or fully transform (subject to the necessary consents), with the potential to become a spectacular long-term family residence in one of North Leeds' most desirable locations.

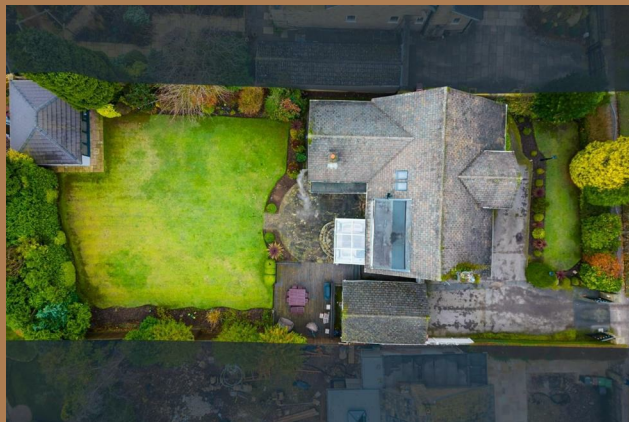
Set within private, spacious gardens and benefitting from a large driveway and electric security gates, this is a rare opportunity to acquire a substantial property with endless potential and the chance to add significant value.

MONROE

SELLERS OF THE FINEST HOMES

# 190 ALWOODLEY LANE

- SOLD AS SEEN • Large reception rooms • Prestigious North Leeds postcode • Rich in local amenities • South facing garden • Garden room • Privately gated • Ample fitted storage • Fully tiled bathroom • Natural decor throughout



## 190 Alwoodley Lane

Property is "Sold as seen"

Monroe are delighted to bring to the market this substantial stone-built, four-bedroom detached residence, occupying a magnificent south-facing plot on one of Alwoodley's most sought-after residential streets.

Offered with vacant possession, the property presents an exciting renovation and development opportunity, ideal for purchasers looking to modernise, extend or reconfigure to create a truly bespoke family home (subject to the necessary consents).

Upon entering, a generous reception hallway provides access to a range of versatile living spaces along with a guest WC. The ground floor offers a series of well-proportioned reception rooms including a bright sitting room with sliding doors, a formal dining room and a conservatory opening directly onto the private, south-facing rear garden. The spacious dining kitchen is fitted with granite worktops and a range of wall and base units, offering excellent potential for remodelling into a contemporary open-plan living space.

An inner hallway leads to a ground floor double bedroom with fitted wardrobes, complemented by a house bathroom — ideal for multigenerational living or future reconfiguration. To the first floor are three

further double bedrooms and a contemporary house bathroom, with the principal bedroom enjoying open views across the rear garden and excellent natural light.

Externally, the property sits on an exceptional plot, featuring mature gardens to both the front and rear. Accessed via a large, gated driveway providing ample parking, there is also a detached double garage. The rear garden is beautifully private, south facing and includes a patio area ideal for outdoor entertaining. A separate garden room with bi-folding doors, currently used as a gym, offers flexible additional space suitable for a home office or studio.

Located in a prime North Leeds position, the property is well placed for the amenities of The Avenue and King Lane, as well as Moortown's excellent facilities. The Grammar School at Leeds, Leeds city centre and Leeds Bradford International Airport are all easily accessible.

A rare opportunity to acquire a substantial home with significant potential in one of Leeds' most prestigious locations.

### REASONS TO BUY

- Substantial four-bedroom detached residence
- Generous and versatile reception spaces
- Located within a prestigious North Leeds postcode
- Excellent access to a wealth of local amenities





190 ALWOODLEY LANE

**ADDITIONAL INFORMATION**

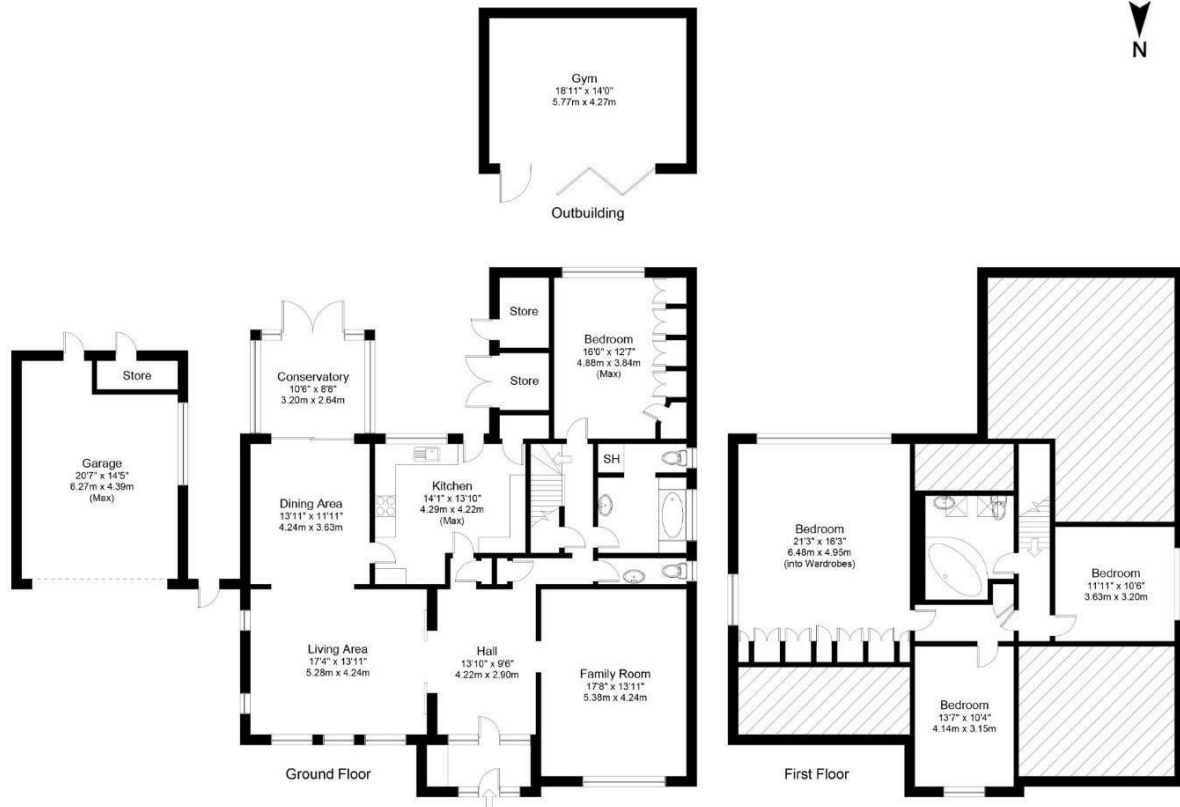
**Local Authority** – Leeds City Council

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 2485.00 sq ft

**Tenure** – Freehold



Gross internal floor area including stores, excluding eaves, garage & outbuilding (approx.): 230.9 sq m (2,485 sq ft)  
 Garage & Outbuilding (approx.): 52.1 sq m (561 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(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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