



## 7 BROOKSIDE LEEDS, LS17 8TD

£975,000  
FREEHOLD

Set on a private and secluded plot, this impressive home offers generous living space, versatility, and a rare opportunity for buyers seeking both lifestyle and value.

The property is beautifully positioned to enjoy a strong sense of privacy, while offering well-proportioned accommodation ideally suited to modern family living, entertaining, or home working. Externally, the private plot enhances the feeling of exclusivity and tranquillity — a key feature rarely available.

Importantly, the vendors have already secured their onward purchase and are open to offers, allowing for a smoother and more flexible transaction. This makes the property particularly attractive to buyers looking to move without unnecessary delay.

Homes combining space, privacy, and motivated sellers are in high demand, and early viewing is strongly advised to fully appreciate everything this property has to offer.

# MONROE

SELLERS OF THE FINEST HOMES

## 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



### 7, Brookside Alwoodley, Leeds, LS17 8TD

Tucked away at the end of a quiet cul-de-sac just off Wigton Lane and Harrogate Road, this substantial detached bungalow offers 2,740 sq ft of highly adaptable accommodation, set within a large, private plot in one of North Leeds' most desirable residential locations.

Positioned well within its plot and screened by mature planting, the property enjoys a strong sense of privacy and seclusion rarely found so close to key commuter routes.

The size and layout of both the home and gardens offer excellent scope for enhancement, reconfiguration, or extension, subject to the necessary planning consents — making this an exciting opportunity for owners looking to downsize but still require privacy and space, upsizers, or those seeking a long-term project.

Internally, the property opens via a covered porch into a spacious entrance vestibule and bright central foyer, illuminated by skylights that create an immediate feeling of light and space. The principal reception rooms are well proportioned and currently arranged to suit modern family living, with the main living room enjoying sliding doors to the rear garden and open connection to the formal dining room — a layout that could be easily adapted or reconfigured to suit individual requirements.

The kitchen/diner is generous in size, fitted with a central island and a full range of integrated appliances, and offers further potential to redesign or open up into adjacent spaces to create a contemporary open-plan living dining area if desired.

The primary bedroom suite benefits from garden views, fitted wardrobes, and a sizeable en suite bathroom with jacuzzi bath,

power shower, double vanity, WC, bidet, and underfloor heating. Two further double bedrooms with built-in storage are served by a well-appointed house bathroom, also featuring underfloor heating. A guest WC sits off the main hallway, with an additional WC within the utility area.

Additional accommodation includes a snooker/games room with patio access and two further versatile rooms currently used as home offices or studios. These spaces lend themselves particularly well to re-purposing as additional bedrooms, guest accommodation, or ancillary living areas, subject to requirements. The utility room is well equipped with extensive storage, multiple appliances, and direct garden access.

The property sits within over a third of an acre of mature, private grounds, offering significant landscaping potential. The gardens currently comprise lawned areas, patio seating, and a charming woodland walk, but also provide clear opportunity for further landscaping, outdoor entertaining areas, or re-design, while still retaining excellent privacy.

The size, orientation, and positioning of the plot also suggest scope for extension or re-development, subject to planning, without compromising neighbouring properties — an increasingly rare opportunity within this location.

The home is constructed from Yorkshire stone and brick and benefits from a double driveway, electric garage door, magnetic lock pedestrian gates, a solar-powered security system with CCTV, full UPVC double glazing, gas central heating, and modern insulation within the newer wing.

CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like

## Location

Discreetly located just off the A61 Harrogate Road, the property combines peaceful, tucked-away living with excellent connectivity to Leeds City Centre and Harrogate, both accessible by car or the highly regarded No. 36 bus route.

Alwoodley remains one of North Leeds' most prestigious residential areas, known for its outstanding schooling including The Grammar School at Leeds (GSAL) and Gateways, alongside excellent amenities such as M&S Foodhall, Sainsbury's, David Lloyd Leisure, and a number of well-regarded golf clubs.

## REASONS TO BUY

- Approx. 2830.00 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

## 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.

## LOCAL AUTHORITY

Leeds City Council

## 7 BROOKSIDE





## 7 BROOKSIDE

### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

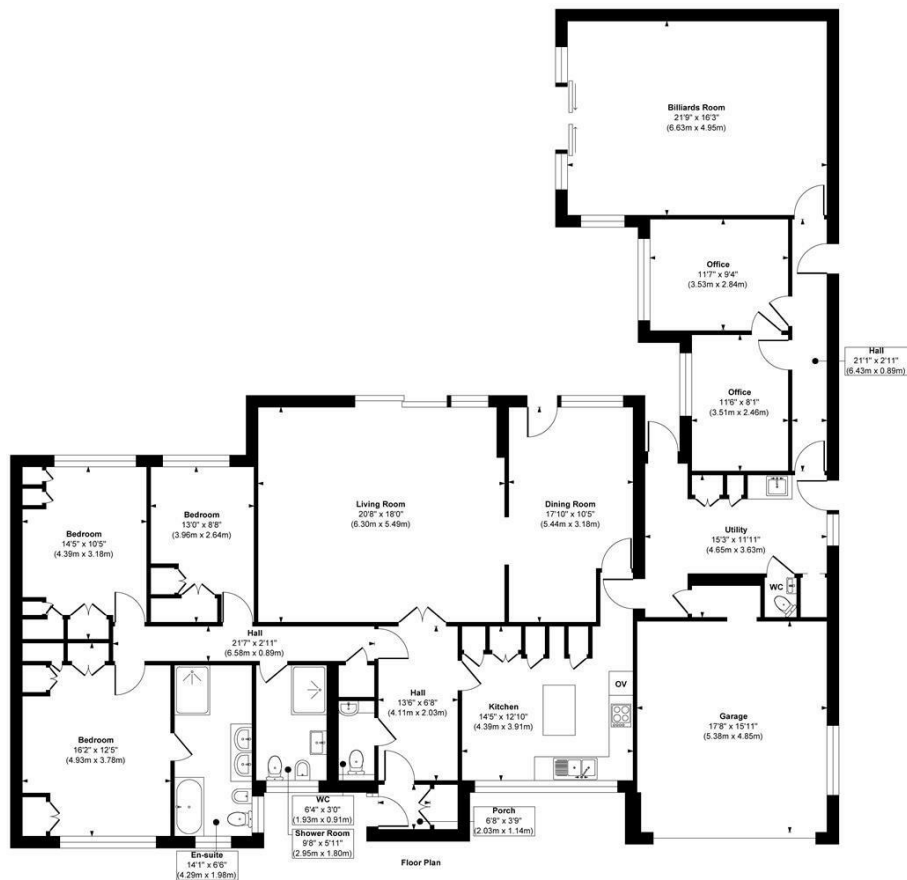
**Council Tax** – Band F

**Viewings** – By Appointment Only

**Floor Area** – 2740.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 2740 sq. ft / 254.55 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>80</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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