



7 SANDMOOR DRIVE  
LEEDS, LS17 7DF

£2,740,000  
FREEHOLD

Have you seen the reception rooms in this home? \*\*WALKING DISTANCE TO THE GRAMMAR SCHOOL AT LEEDS\*\*

MONROE

SELLERS OF THE FINEST HOMES

## 7 SANDMOOR DRIVE

• Over 7,000 Sqft • Stunning Open Plan Siematic Kitchen • Six Large Reception Rooms • Six Bedrooms • Six Bathrooms With Porcelanosa Tiles • In and out Carriage Driveway with Electric Gates • Yorkshire Stone Terrace • South Facing Gardens with an abundance of entertainment spaces • Highly Sought After North Leeds Location • Elegant Throughout



Sandmoor Drive is an extensively refurbished and expanded property offering exceptional quality. Located on the most prestigious road in Alwoodley, North Leeds, the home provides remarkable privacy and is surrounded by an area known for its excellent quality of life, with numerous amenities and attractions nearby including The Grammar School At Leeds within walking distance and 3 of the top golf courses in Leeds.

The property is accessed via electric gates leading to an in-out carriage driveway, featuring a double garage and ample parking space. The beautifully landscaped gardens are designed to impress.

Inside, the house features a striking double-height reception hall, complete with a sweeping staircase and a galleried landing on the first floor.

This property's ground floor, with underfloor heating throughout is an absolute masterpiece, providing everything you need and more. With three reception rooms that open to the south-facing and secluded gardens, this property is a true gem. The spacious dinning room is particularly impressive, featuring a striking wood panelled wall that exudes sophistication and elegance. The drawing room and family room are equally impressive, both providing access to the beautiful gardens. This property is a true standout and will leave you breathless.

To the front of the ground floor, this expansive property also offers a cinema room, study, and playroom, providing ample living space for the whole family.

This property boasts an incredibly impressive Siematic kitchen, equipped with top-of-the-line Miele and Neff appliances, including a double oven, two warming drawers, fridge, freezer, steamer and a built in coffee machine. With Corian worktops, a granite breakfast table, pop-up plugs, and an under floor heated tiled floor, this kitchen is truly a sight to behold.

Positioned at the rear of the house, the stunning living area, features a log burner and a traditional stone fireplace, with dual bi-folding doors that open out to a south-facing garden and Yorkshire stone terrace for entertaining. However, the undisputed masterpiece of this property is the bespoke, sunken spiral wine cellar, complete with an automatic opening glass cover, LED lighting and is designed to hold 1,000 bottles, perfect for wine enthusiasts. This wine cellar is truly a showstopper!

It is important to note that the ground floor is equipped with a laundry room and two separate WC's. Additionally, a secondary staircase leads directly from the kitchen.

Experience pure luxury on the first floor in the principal bedroom, which comes complete with a dressing room with fitted furniture, and an impressive en suite bathroom. Step out onto the private balcony through two sets of double French doors and be captivated by the mesmerizing view of the secluded and private mature south-facing gardens.

Aside from the principle bedroom the property boasts a further five spacious and light bedrooms, 4 of which benefit from en suite bathrooms. There is also a large family bathroom, central to the first floor. All bathrooms are Villeroy and Boch and complete with Porcelanosa tiles.

The loft space has not been currently converted but is substantial and could be used as further accommodation with the necessary planning consent or additional storage space with minimal investment.

The stunning private south-facing gardens at the rear boast immaculately manicured lawns, planting for all seasons, a sunken seating area with a cosy fire pit, a pergola and generous Yorkshire stone patios that are perfect for outdoor entertainment. Moreover, the garden features an included children's play area and strategically placed lighting that

accentuates the beauty of the space at night.

This is a spacious family home that covers an area of over 7,000 square feet on a plot of land measuring 0.65 acres. The present owners have made significant improvements to the property, using the highest quality materials, and incorporating the latest technology. The house is equipped with many luxurious features and amenities, making it an ideal place to live.

#### SHOWSTOPPERS

- Walking distance to The Grammar School at Leeds
- Ideal and expansive family residence on Sandmoor Drive
- Proximity to superb amenities, golf courses, and scenic walks
- Spacious layout with over 7000 Sqft
- Situated on a generous 0.65-acre plot
- Exceptional finishes of the highest standard throughout
- Sunken 1,000 Bottle Wine Cellar with hydraulic opening
- Seamlessly combines comfort, technology, and exquisite design
- Features an impressive driveway
- Extensive garden space, perfect for both entertaining and family activities

#### TECHNOLOGY

- Electric Gates with remote access
- Monitored Alarm with Panic button, with App control.
- CCTV with remote app access
- Built-In Speakers Throughout
- Cinema system inc, Control 4, Epson Projector and Marantz Surround Sound
- Phillips Hue Lighting System
- UniFI whole house WIFI with 7 access points
- Data Cupboard

#### ENVIRONS

This stunning property is 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 a highly esteemed Grammar School at Leeds and several championship golf courses. 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, and drainage.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

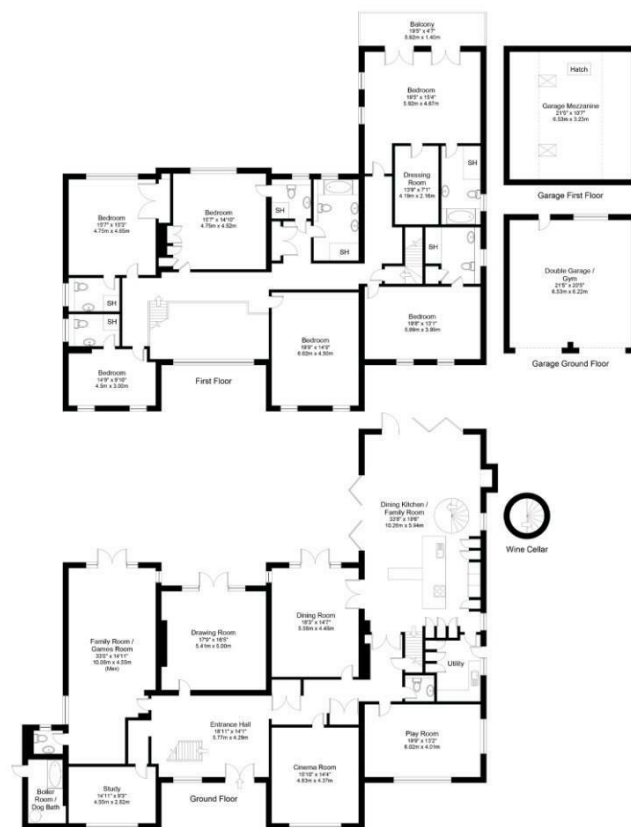
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

## 7 SANDMOOR DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Main House Gross internal floor area including cellar, excluding balcony (approx.): 577.9 sq m (6,221 sq ft)  
 Garage Gross internal floor area including mezzanine & eaves (approx.): 85.8 sq m (924 sq ft)  
 Combined Gross internal floor area (approx.): 663.8 sq m (7,145 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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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