



20 SANDMOOR GREEN LEEDS, LS17 7SB

£499,950
FREEHOLD

Monroe is proud to present this rare, chain-free opportunity on Sandmoor Green. A generously proportioned three-bedroom ground-floor apartment, ideally positioned within one of Alwoodley's most sought-after locations.

MONROE

SELLERS OF THE FINEST HOMES

20 SANDMOOR GREEN

- Three-bedroom ground-floor apartment
- Rare chain-free opportunity
- Spacious, well-balanced accommodation throughout
- Direct access to patio and communal gardens
- Garage and additional residential parking
- Peaceful, set-back position within the development
- Prestigious Alwoodley location close to amenities and transport links
- Private gated access directly onto Alwoodley Lane
- Principal bedroom with en-suite
- Shared loft space



Sandmoor Green offers an exceptional lifestyle setting, conveniently positioned close to a wide selection of local amenities, highly regarded golf courses, popular restaurants, and picturesque walking routes. The apartment enjoys a peaceful, set-back position within the development and is surrounded by immaculately maintained communal gardens, providing a strong sense of privacy. A private gate also provides direct access onto Alwoodley Lane.

Internally, the property is accessed via a welcoming entrance hallway, which leads to a well-designed cloakroom cupboard and a separate utility room, offering excellent practical storage. This flows into a generous lounge and dining area, a bright and inviting space ideal for both relaxation and entertaining. The dining area features double doors opening onto the patio, creating seamless access to the gardens and an ideal setting for outdoor enjoyment.

An inner hallway leads to the bedroom accommodation, comprising three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a house bathroom. Completing the accommodation is a spacious breakfast kitchen, providing a sociable and functional space for everyday living.

The apartment is further enhanced by a shared loft and a conveniently located garage, along with additional resident parking.

REASONS TO BUY

- Three-bedroom ground-floor apartment
- Chain free
- Spacious, well-balanced accommodation throughout
- Direct access from double doors onto the patio and communal gardens
- Garage and additional residential parking
- Peaceful, set-back position within the development
- Prestigious Alwoodley location close to amenities and transport links
- Principal bedroom with en-suite
- Private gated access directly onto Alwoodley Lane

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 gas, water and electricity.

LOCAL AUTHORITY

Leeds City Council

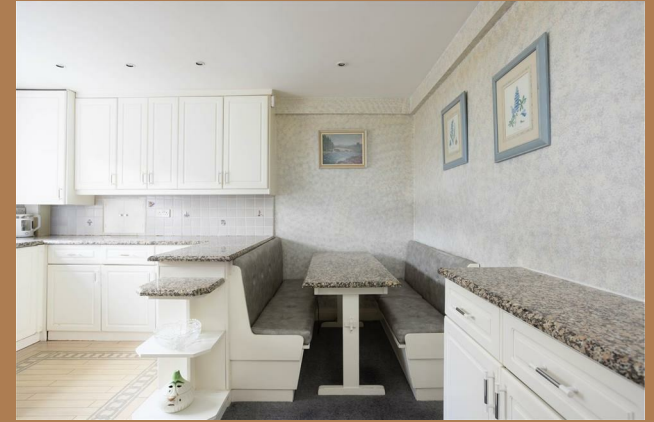
TENURE

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band F

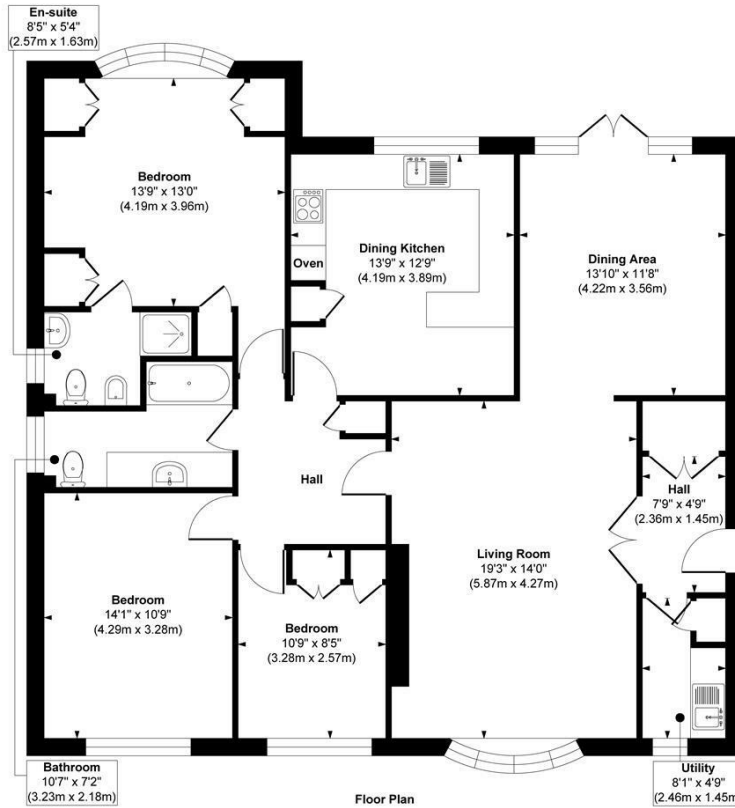
Viewings – By Appointment Only

Floor Area – 1366.00 sq ft

Tenure – Freehold



Sandmoor Green, Leeds



Approx. Gross Internal Floor Area 1366 sq. ft / 126.90 sq. m

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		71	78
(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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