



HIGH WINDS HARROGATE ROAD

LEEDS, LS17 7DU

£1,500,000
FREEHOLD

Monroe is delighted to present this extraordinary residence, epitomizing five-star living at its finest. Situated in the prestigious area of Alwoodley, renowned for its exceptional quality of life, this apartment offers access to a wealth of local amenities and attractions. As one of only three apartments in the building, it provides unparalleled privacy and exclusivity.

MONROE

SELLERS OF THE FINEST HOMES

HIGH WINDS HARROGATE ROAD

- Pinnacle of five star living
- Three-meter island
- Highest specification throughout
- Bespoke kitchen-living-diner
- Three luxury ensuite bedrooms
- Private balcony
- Access via a staircase or elevator
- Three underground allocated parking spaces
- Underfloor heating throughout
- South-west facing garden



Apartment B, High Winds

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Upon entry, you are immediately welcomed by an exquisite specification, beginning with a striking checkered-tiled entrance hall. Continuing through double doors, you step into the open-plan living, kitchen, and dining area — a truly exceptional space that sets the tone for the entire home. The living area also provides direct access to a covered, south-west facing balcony, perfect for enjoying the outdoors.

The kitchen is a chef's dream, featuring luxurious granite worktops, an impressive three-meter island, and integrated appliances, including a Rangemaster and wine cooler. This space is ideal for both entertaining and relaxing in style.

Beyond the main living area, the apartment also includes a separate utility room, preparation kitchen, snug, and a W.C. Underfloor heating is installed throughout the property, ensuring comfort and warmth year-round.

The level of luxury and attention to detail is truly remarkable. The principal suite is a standout feature, offering a spacious walk-in wardrobe, private balcony access, and a fully-tiled ensuite bathroom with an impressive freestanding bath and a rainfall walk-in shower.

Two additional bedrooms offer integrated storage, private terraces or balconies, and dedicated ensuites, each featuring double vanity sinks and rainfall showers.

High Winds provides electric gates, beautifully landscaped south-west communal gardens, and underground parking with three allocated spots, all accessible by lift.

This exceptional property is undoubtedly one of Yorkshire's most exclusive apartments and is a rare opportunity not to be missed.

REASONS TO BUY

- Pinnacle of five star living
- Three-meter Island
- Highest specification throughout
- Bespoke kitchen-living-diner
- Three luxury en-suite bedrooms
- Private balcony
- Access via a staircase or elevator

- Three underground allocated parking spaces
- Underfloor heating throughout
- South-west facing garden
- Prestigious location

electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

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,

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.

HIGH WINDS HARROGATE ROAD





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ADDITIONAL INFORMATION

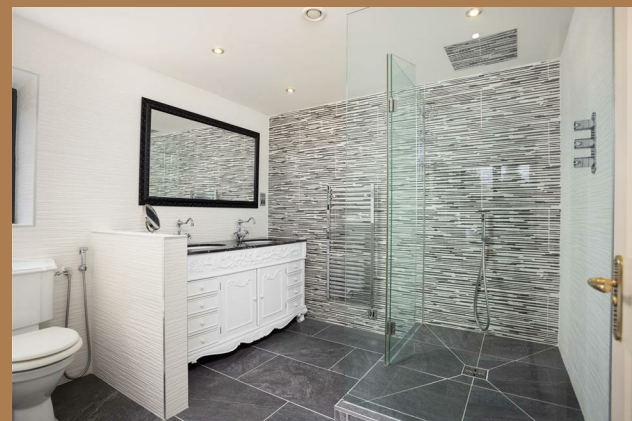
Local Authority – Leeds City Council

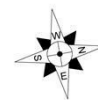
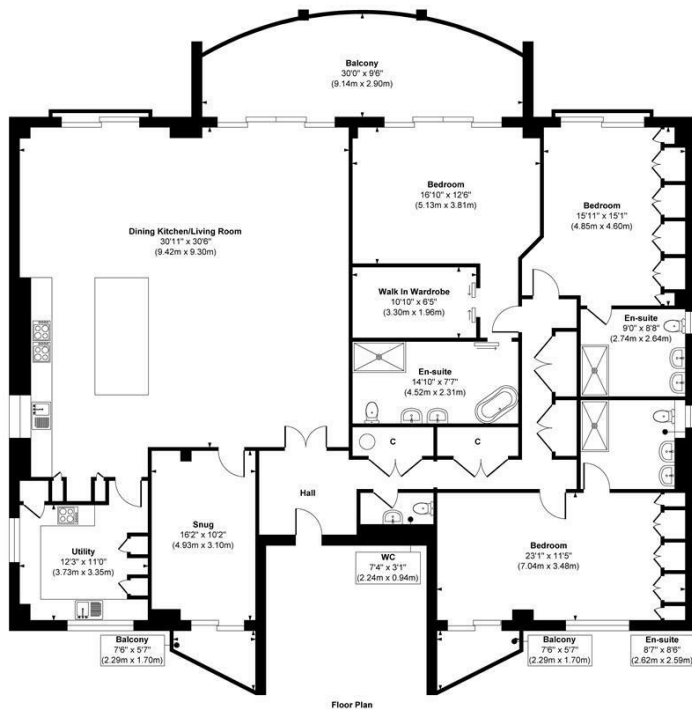
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 2822.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2822 sq. ft / 262.17 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	82	82
(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	

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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