





THREE GABLES MANOR HOUSE LANE

LEEDS, LS17 9JD

£1,850,000

FREEHOLD

Located in one of North Leeds' most exclusive postcodes, this impressive four-bedroom, three-bathroom detached bungalow offers spacious and elegant living in the prestigious area of Alwoodley. Perfectly positioned in a sought-after Cul-De-Sac location on Manor House Lane, this property combines luxury, comfort, and prime location.

MONROE

SELLERS OF THE FINEST HOMES

THREE GABLES MANOR HOUSE

• Located on an extremely desirable street in Alwoodley • Features a garage and additional off street parking • Full of character • Spacious reception rooms • Rich in local amenities • High specification integrated appliances • Great family home • Private gardens • No onward chain • Sought after location





Tucked away on a generous and well-positioned plot, this impressive, detached bungalow enjoys a substantial front garden, ample off-street parking, and a spacious garage. The property combines traditional charm with modern comfort, offering beautifully proportioned rooms and a thoughtfully designed layout ideal for family living.

At the heart of the home is a stunning open-plan kitchen, newly installed just two years ago and finished to an exceptional standard. It boasts premium NEFF integrated appliances, sleek quartz worktops, and a Cube Quooker tap providing instant hot, chilled, and sparkling water. Designed for both style and practicality, this contemporary space is perfect for cooking, dining, and entertaining. Underfloor heating adds an extra touch of comfort to the kitchen space.

Each room throughout the property is exceptionally spacious and full of character, showcasing elegant ceiling mouldings, high ceilings, and impressive fireplaces that reflect the home's quality and craftsmanship. The accommodation includes four generous double bedrooms – two of which features an ensuite – two studies, a utility room, and two dressing rooms, offering versatile spaces to suit a variety of modern lifestyles.

Externally, the rear garden is south-facing and extremely private, providing a tranquil outdoor retreat ideal for relaxing or hosting gatherings.

This property truly offers the best of both worlds — a peaceful setting, abundant character, and contemporary finishes, all within one of North Leeds' most desirable locations.

REASONS TO BUY

- Located on an extremely desirable street in Alwoodley
- Features a garage and additional off street parking
- Full of character
- Spacious reception rooms
- Rich in local amenities
- High specification integrated appliances
- Sought after location
- Great family home
- Private gardens
- No onward chain

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

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

THREE GABLES MANOR HOUSE








PRACTICE KINDNESS
MAKE EVERY MOMENT COUNT
LAUGH OUT LOUD
ROSES
LETTERS







THREE GABLES MANOR HOUSE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band H

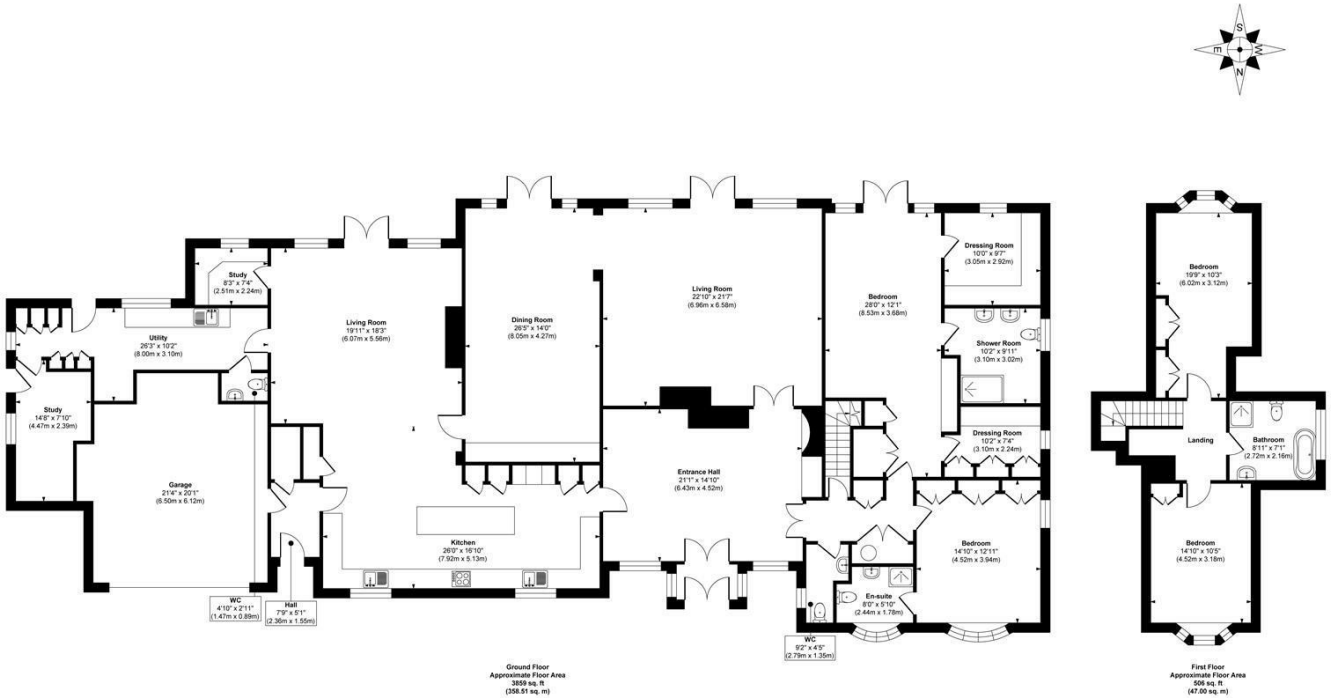
Viewings – By Appointment Only

Floor Area – 4365.00 sq ft

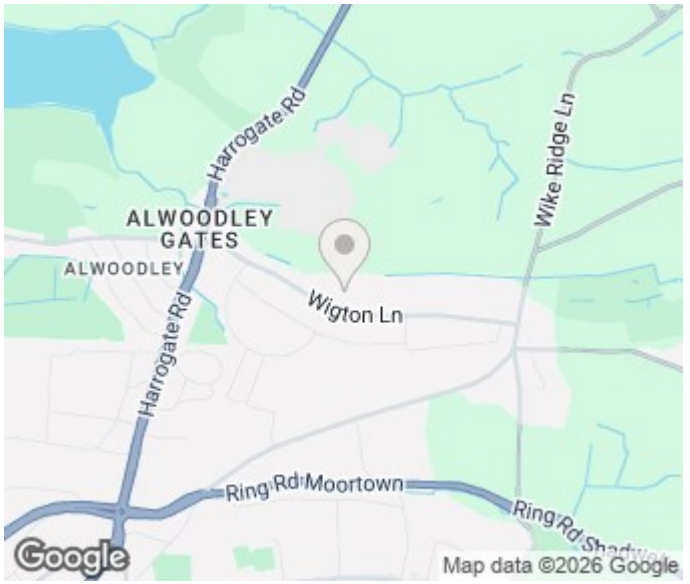
Tenure – Freehold

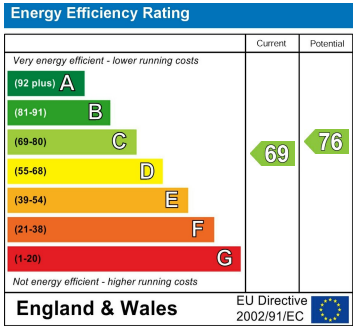






Approx. Gross Internal Floor Area 4365 sq. ft / 405.51 sq. m (Including Garage)
Approx. Gross Internal Floor Area 3990 sq. ft / 370.67 sq. m (Excluding Garage)
Illustration for identification purposes only, measurements are approximate, not to scale.
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Agents 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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