



17 SANDMOOR AVENUE  
LEEDS, LS17 7DW

£2,250,000  
FREEHOLD

This is a truly exceptional property, offering a truly remarkable living experience. Behind electric gates, a winding driveway leads to this exquisite five-bedroom home, which blends high-end specification with unrivalled elegance and style. Situated in the prestigious Alwoodley area, one of North Leeds' most sought-after postcodes.

MONROE

SELLERS OF THE FINEST HOMES

# 17 SANDMOOR AVENUE

- 6 incredible double bedrooms
- 2 bedroom balconies
- Double garage with electric doors and internal access
- Access to driveway through electric gates
- Granite kitchen worktops
- Underfloor heating and air conditioning
- Breathtaking orangery
- Tremendous south-facing garden with private terrace
- Prestigious postcode
- Excellent transport links



## 17 Sandmoor Avenue

Sandmoor Avenue is an exceptional property, offering a truly remarkable living experience. Behind electric gates, a winding driveway leads to this exquisite six-bedroom home, which blends high-end specification with unrivalled elegance and style. Situated in the prestigious Alwoodley area, one of North Leeds' most sought-after postcodes, this home is surrounded by outstanding amenities and attractions, ensuring the very best in quality of life.

Upon entry, you are greeted by a spacious and light-filled entrance hall that sets the tone for the rest of the property. The open-plan kitchen, living, and dining area is a standout feature, offering a bright and airy space perfect for both relaxation and entertaining. The kitchen is a chef's dream, with granite countertops, a wine cooler, and a beautifully appointed walk-in pantry. Throughout the home, natural light pours in, and underfloor heating ensures a warm, inviting atmosphere year-round. The ground floor also includes a utility room, internal access to the double garage, and a WC for added convenience.

Upstairs, the opulent principal suite is a true retreat, featuring an elegant ensuite bathroom with luxurious finishes, as well as double doors opening onto a private balcony with stunning views of the lush garden. Additionally, there are four more double bedrooms, two of which have their own stylish ensembles. Two of

these bedrooms also benefit from double doors leading to a second expansive balcony, providing even more outdoor living space.

The property's grounds are equally impressive, with a spacious garden filled with mature trees and shrubs that offer a high level of privacy. A beautifully designed rear patio is ideal for hosting unforgettable gatherings, while a charming private terrace tucked away in the corner of the garden offers a peaceful retreat.

## REASONS TO BUY

- 6 incredible double bedrooms
- 2 bedrooms with balconies
- Double garage with internal access
- Access to driveway through electric gates
- Underfloor heating
- Breathtaking orangery
- Tremendous south-facing garden with private terrace
- Prestigious postcode
- Excellent transport links

## 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

## 17 SANDMOOR AVENUE





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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

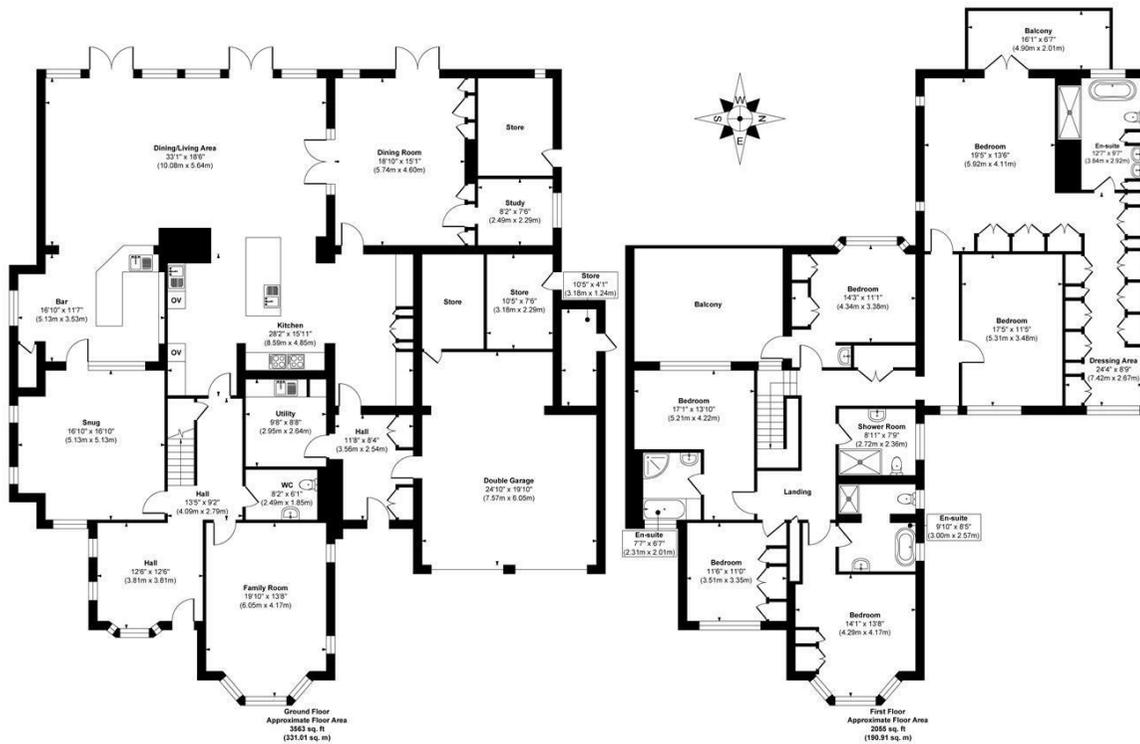
**Council Tax** – Band H

**Viewings** – By Appointment Only

**Floor Area** – 5618.00 sq ft

**Tenure** – Freehold

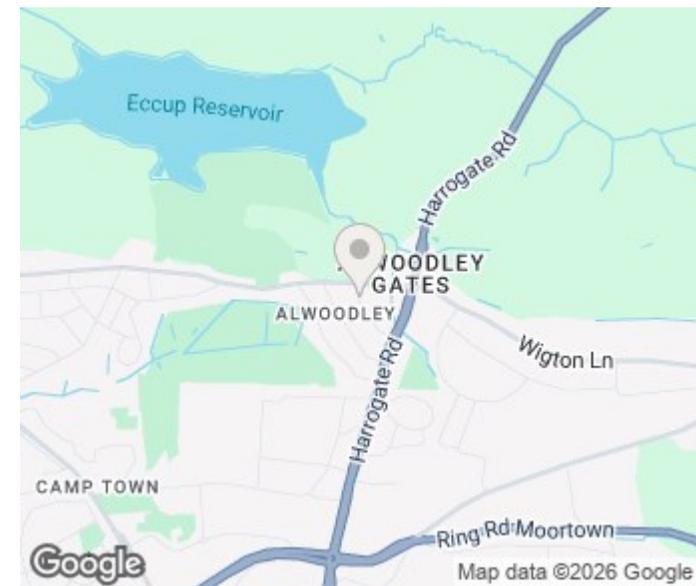




Approx. Gross Internal Floor Area 5618 sq. ft / 521.92 sq. m (Including Garage)

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) A			
(81-91) B			
(69-80) C			
(55-68) D		58	62
(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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