



## 14 LAKELAND DRIVE

LEEDS, LS17 7PH

£1,595,000  
FREEHOLD

Something special, a masterpiece. Lakeview is a divine, modern 5 bedroom home on Lakeland Drive in Alwoodley, which sits on a 0.5 Acre plot and offers exceptional finishes throughout.

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## 14 LAKELAND DRIVE

- Exceptionally High Standard
- Spacious and Light Living
- 4098 Sqft
- Grand Central Staircase
- Open Plan Living
- Overlooking Countryside
- Five Bedrooms
- Stunning 0.5 Acre plot
- Outstanding views
- Wide Range of fantastic Schools



Welcome to Lake View an outstanding property which was designed by the current owners and built to an exceptionally high standard throughout. Having breath taking views of the picturesque countryside and Eccup Reservoir. This spacious living accommodates 4098Sqft.

The grand entrance hall is elegant with access to the magnificent central staircase which leads to the reception rooms. There is a study/office with fitted furniture and this is also an ideal ground floor bedroom (5th). Furthermore, there is a utility room and guest WC. The hall is light and airy and opens into the dining room with gas fire and mounted speakers.

The open plan dining kitchen has a fully fitted bespoke kitchen, granite worktops, Miele fridge, freezer, dishwasher, microwave, Teknix oven and induction hob this leads into the utility which is plumbed for a washing machine and is fitted with built in storage.

In addition and one of the many show stoppers of this property is the family room with bespoke seating, acoustic wooden wall panels and fantastic views.

To the first floor are a total of four generous bedrooms two of which are en suite and there is also a luxury house bathroom.

The principle bedroom has a wonderful balcony overlooking the countryside, a dressing room and an

abundance of fitted wardrobes.

Externally, to the front of the property electric gates grant access to a large block paved driveway with ample parking for numerous cars, a detached garage with electric door and loft space. There is a lawned area to the front with flower beds, mature tree's and hedges. To the rear the extensive private grounds are outstanding with a patio area, lawned gardens and a beautiful pond.

### REASONS TO BUY

- Excellent school catchment location
- Close to excellent amenities, golf courses and walks
- Five generous bedrooms, perfect for family
- Stunning views of countryside
- Exceptionally high standard throughout
- 4098 Sqft

### ENVIRONS

This property is located in the amenity rich Alwoodley, within walking distance of Eccup reservoir and the Harewood Estate. The highly sought after area of Alwoodley is a fantastic location for any family with easy access to David Lloyd, numerous top golf courses, GSAL, Allerton High School and several OFSTED outstanding primary schools.

Other convenient social amenities close by include The Lord Darcy pub and great restaurants such as Amici's Italian. Conveniently located within easy access to the extensive amenities of Moortown Corner and Street Lane and the further facilities at the Moor Allerton complex including Sainsbury's and Argos and Homebase.

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.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

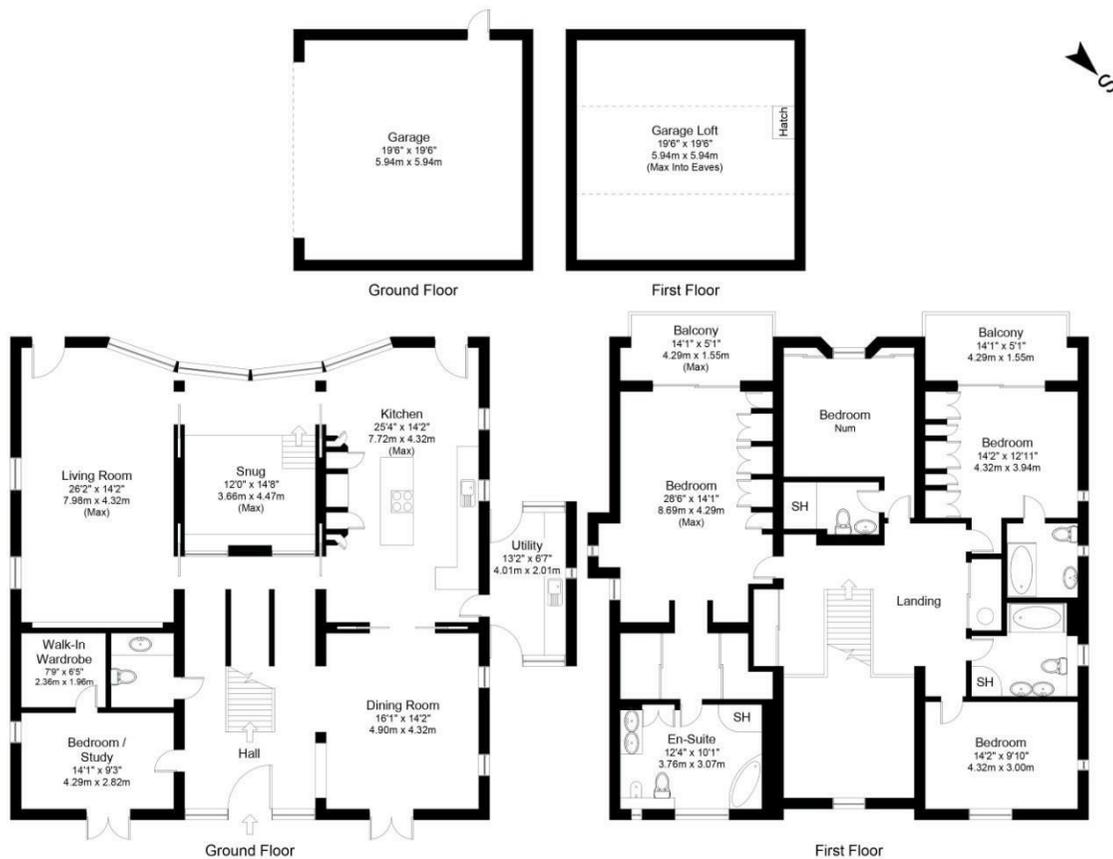
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 4098.00 sq ft

**Tenure** – Freehold





Main House gross internal floor area (approx.): 306.4 sq m (3,298 sq ft)  
 Garage & Garage Loft gross internal floor area including eaves (approx.): 74.3 sq m (800 sq ft)  
 Combined gross internal floor area including eaves (approx.): 380.7 sq m (4,098 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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