



43 ALWOODLEY LANE, LEEDS, LS17 - GUIDE PRICE £2,000,000

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# A truly stunning home in the heart of Alwoodley, occupying a generous and private plot.

This much-loved family home is situated in one of the very best and most sought-after locations in North Leeds.

Perfectly placed within walking distance of renowned state and private schools, including Yorkshire's leading independent school 'the Grammar School at Leeds', as well as Gateways within a 10 minute drive.

There is also a wide range of recreational amenities to suit all age groups, just a stone's throw away, large supermarkets, Marks and Spencer's food hall, the David Lloyd leisure centre and numerous championship golf courses.

For the commuter there are excellent transport links to Leeds city centre, Harrogate, York and the A1 (M) network, as well as Leeds Bradford Airport only 4.5 miles away.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
Band G











# Property Description.

Upon entry of this stunning family home is an impressive and welcoming central reception hall with cloaks cupboard/storage and a WC.

To the left of the entrance hall is a large family reception room with bay window, open fire and surround sound Bluetooth speakers and to the right of the hallway is a superb formal dining room with integrated oak bookshelf and mirrored sliding doors, as well as oak free standing drawer unit, with floating champagne flute shelving.

To the rear of the ground floor is a truly incredible dining kitchen with underfloor heating, Bluetooth speakers, sofa seating area, large central island with space for six dining chairs, a bespoke fitted bar and numerous integral appliances including; Quooker tap, double ovens with warming drawers, a bean to cup coffee machine, microwave, dishwasher, double fridge and double freezer (all Siemens). There is also stylish underlighting throughout and a set of bi-folding doors lead out to the garden.

Adjacent to the kitchen is a utility room with underfloor heating, integrated hob and oven, a further fridge freezer, plumbing for washer/dryer and extensive built in storage.

To the right-hand side of the ground floor the property offers a leisure wing, inclusive of a fabulous cinema room with surround sound system, bespoke wall mounted screen and black out blinds and curtains and a large 30'9 x 13'5 gym with vaulted ceiling and oak beams, mirrored wall, air conditioning, rubber gym floors, Bluetooth speakers and both bi-folding and patio doors.

Completing the ground floor is a generous home office and internal access into the double garage.









To the first floor is a generous landing which provides access to all five bedrooms on this level.

The principal suite is a knockout and used to be three separate bedrooms, which have now been opened into one fantastic space with walk-in wardrobe/dressing room with bespoke fitted furniture and an ensuite shower room with separate freestanding bath, his and hers sinks and stylish marble tiles.

This floor also offers two double bedrooms - both with built in wardrobes and Bluetooth speakers - sharing a Jack and Jill ensuite bathroom and two further double bedrooms - serviced by the modern and recently upgraded house bathroom, with recessed TV and Bluetooth speakers.

There is also another home office/library with vaulted ceiling and bespoke bookshelves with matching desk and a separate built in laundry space on the inner landing with washer and dryer.

The top floor offers a self-contained bedroom suite which is ideal for guests or teenagers looking to have their own space, with built-in speakers, walk-in wardrobe, ensuite shower room and plenty of eaves storage.

## Outside

Outside, the property continues to impress with meticulously manicured grounds to both the front and rear.

The property is approached via private electric gates leading to an in and out driveway, creating fantastic kerb appeal, whilst perfectly framing the plot with smart box hedging. Fronted by a generous block paved driveway for numerous cars.

To the rear is a perfectly landscaped and well-established private garden, leading straight out from the kitchen, creating a superb indoor outdoor entertaining space to enjoy with family and friends.

With large patio seating area, hot tub, generous and well-zmanicured lawns framed by mature borders - stocked with unique and interesting plants. This really is the perfect garden to compliment such a fantastic family home.









# Alwoodley Lane, Leeds, LS17

Approximate Area = 5035 sq ft / 467.8 sq m

Limited Use Area(s) = 177 sq ft / 16.4 sq m

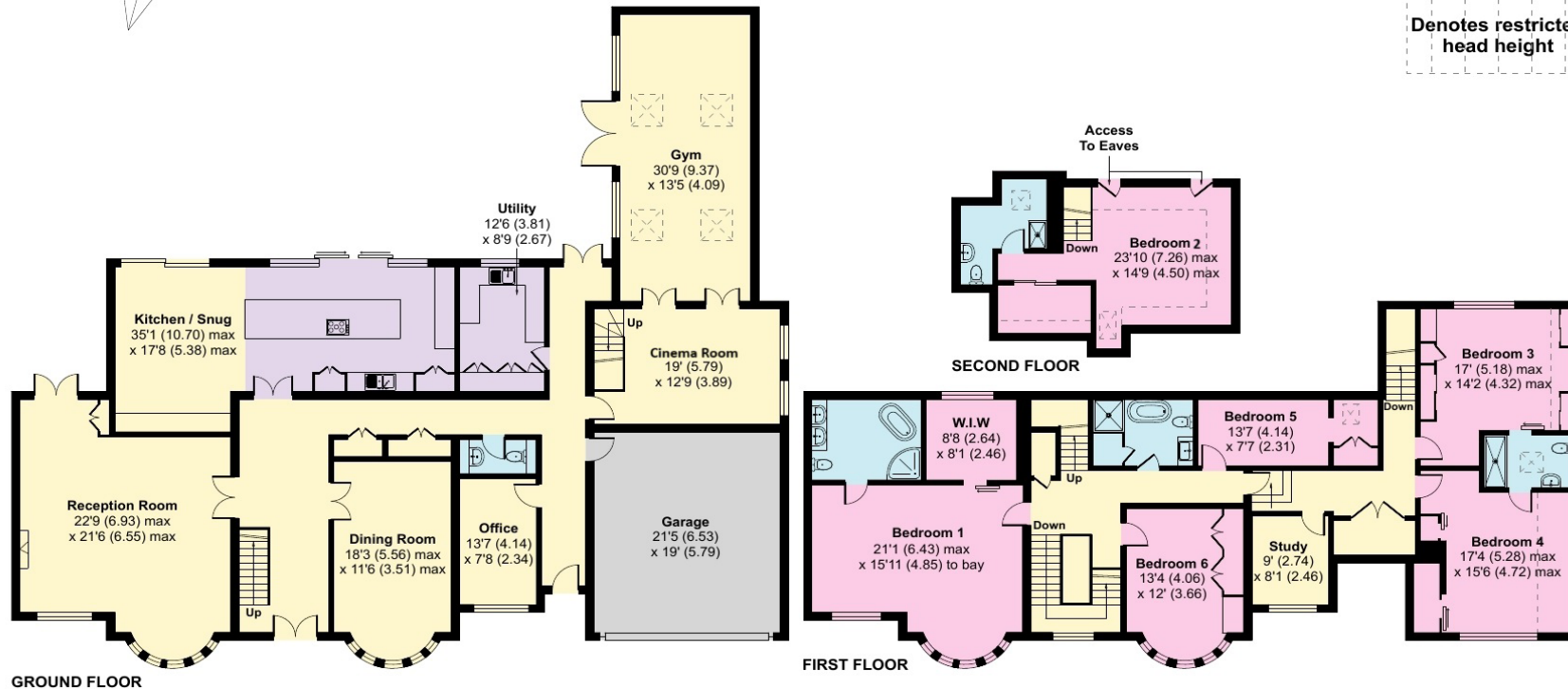
Garage = 409 sq ft / 38 sq m

Total = 5621 sq ft / 522.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for North Residential Leeds Limited. REF: 1218243

**PLEASE CONTACT THE LEEDS OFFICE - 0113 526 0711 - LEEDS@NORTHRESIDENTIAL.CO.UK**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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