

**135 Alwoodley Lane, Alwoodley, Leeds, LS17 7PG**

**£1,650,000**

DEVELOPMENT SITE FOR SALE - Planning approval No 15/04713/FU

Superbly situated on Alwoodley Lane and backing onto Sandmoor golf course

A most spacious detached house with planning approval to convert to five luxury apartments

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Designed and planned to offer luxury accommodation. Each apartment is planned to be most desirable and offers an environment we have every reason to believe will become the most sought after in North Leeds.

This exclusive location is close to country walks around the nearby Eccup Reservoir and countryside beyond. It is most convenient for shopping with Sainsbury's at the Moor Allerton Centre and Marks & Spencer food hall at Moortown corner.

There are some four championship golf courses all either adjacent or closeby; Sandmoor, Moortown, Alwoodley and Moor Allerton.

The Grammar School at Leeds is a short distance away whilst Leeds city centre and Harrogate are within easy reach as is Leeds Bradford airport.

Parks at nearby Roundhay Park and Golden Acre at Bramhope are within easy reach and the numerous restaurants and bars of Street Lane and Chapel Allerton are only minutes away by car.

Details of the full permission granted on 7 December 2015 and the plans are available at our office

### HOW TO GET THERE

135 Alwoodley Lane is situated on Alwoodley Lane backing on to Sandmoor golf course

### VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

### GENERAL

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract.

### FIXTURES & FITTINGS

The Fixtures, Fittings and Appliances have not been tested and therefore no guarantee can be given that they are in working order.

### MEASUREMENTS

All measurements quoted are approximate.

Alan Cooke Estate Agents Ltd. Incorporated in England 6539351

## GROUND FLOOR



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Apartment No 1 - 3 Bedrooms - 2179 sq ft (202 sq m)

Apartment No 2 - 3 Bedrooms - 1560 sq ft (149 sq m)



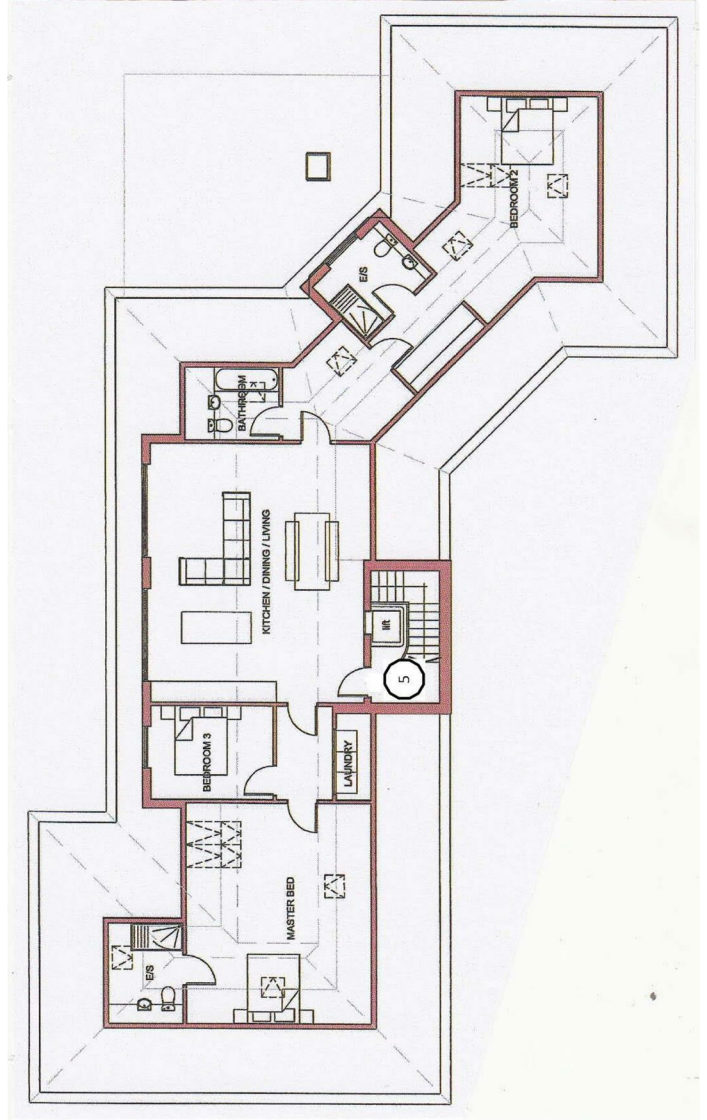
## FIRST FLOOR



## FIRST FLOOR

Apartment No 3 - 3 Bedrooms - 2112 sq ft (192 sq m)  
Apartment No 4 - 3 Bedrooms - 1521 sq ft (141 sq m)

## SECOND FLOOR

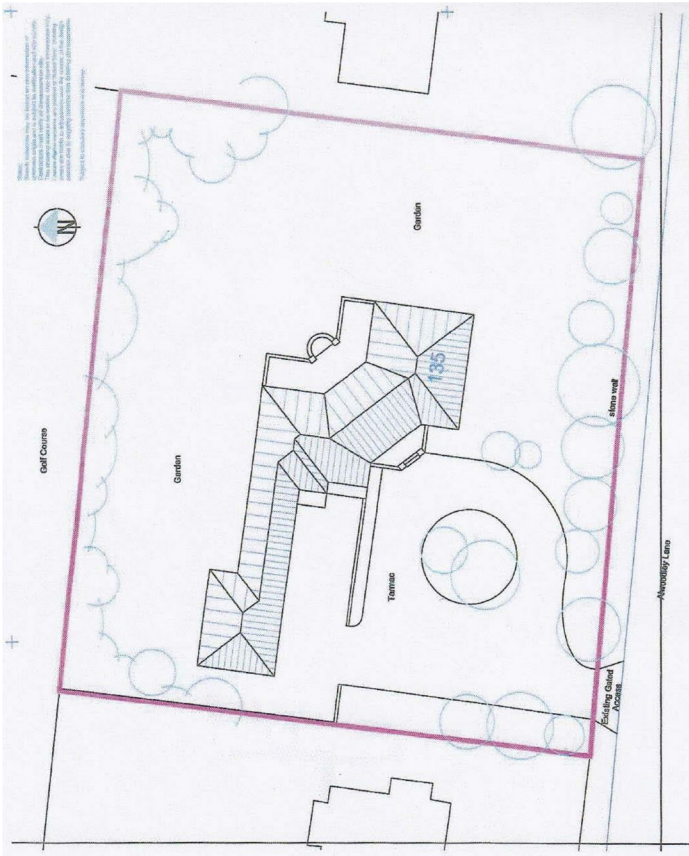


## SECOND FLOOR

Apartment No 5 - 3 Bedrooms - 1636 sq ft (152 sq m)



### EXISTING SITE PLAN



### EXISTING PROPERTY



### EXISTING PROPERTY



### PROPOSED SITE PLAN



### EXISTING PROPERTY




**EXISTING PROPERTY**



**VIEW OVER GOLF COURSE**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Alan Cooke Estate Agents Ltd**, 382 Harrogate Road, Moortown, Leeds, LS17 6PY  
0113 2888 666 [www.alancooke.co.uk](http://www.alancooke.co.uk) [enquiries@alancooke.co.uk](mailto:enquiries@alancooke.co.uk)

