



Stoneacre
Properties

NORTH LEEDS

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STONEACRE

632 Harrogate Road, Alwoodley, Leeds, LS17 8EP

Offers In The Region Of £2,000,000



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632 Harrogate Road,
Alwoodley, Leeds, LS17 8EP

- Stunning Detached Residence
- Five Spacious Bedrooms
- Four Bathrooms / WCs
- Impressive Sunroom feat Lounge and Dining areas
- Internal Accommodation in excess of 5,000 Sq Ft (approx)
- Immaculately Presented Grounds of 1 Acre (approx)
- Fabulous Hallway with Feature Gallery

A rare opportunity has arisen to acquire the freehold of this exquisite detached family residence set within a generously sized prime plot in the heart of Alwoodley which has been comprehensively improved over recent years to the highest of standards. Forming part of our Luxury Collection, the property boasts internal accommodation exceeding approximately 5,000 square feet and boasts immaculately presented gardens to the front and rear. Stoneacre features five spacious bedrooms and four bathrooms/WCs and has accommodation arranged over three floors.

The accommodation briefly includes a main focal reception sunroom incorporating two lounge areas and a dining space all with underfloor heating, a beautiful hand crafted fully fitted kitchen with integrated Miele appliances and a sub-zero fridge/freezer and Aga cooker, two lounge/reception rooms one of which has provisions for a cinema projection system with remote controlled blinds, a main dining room, grand entrance hallway, two guest w/c's, utility room with integrated appliances and space for communications control cabinet.

The first floor accommodation is accessed via a bifurcated staircase and offers a master suite with dressing room and en suite. There are three further bedrooms to this level, a stunning reception landing area with access to balcony enjoying breathtaking views over the front gardens and a further house bathroom. To the second floor is a further loft style bedroom with additional storage room for the property.

With stunning immaculately presented gardens to both the front and rear, the property is approached via electric security gates onto a spectacular driveway which in turn leads on to a parking area to the front with further parking bays to the rear and a double integral garage.

The property features a provision for a host of home automation including concealed speakers, remote automated blinds and a Control4 automation system.

A viewing of this property is highly recommended in order to fully appreciate the many fine qualities this family home has to offer.



Location

The property is located providing easy access to a host of excellent local amenities and most denominations of schools including the acclaimed Grammar School at Leeds, within walking distance. Roundhay Park, one of the biggest city parks in Europe, is only a 5-10 minute journey away and, a fantastic bus link right outside the property will get you to the nearby Harewood House and the spa town of Harrogate, only 30 minutes away (11 miles approximately). Nearby sporting facilities include the David

Lloyd Centre and championship golf courses

Viewings

Viewings are highly recommended however are strictly by prior appointment.

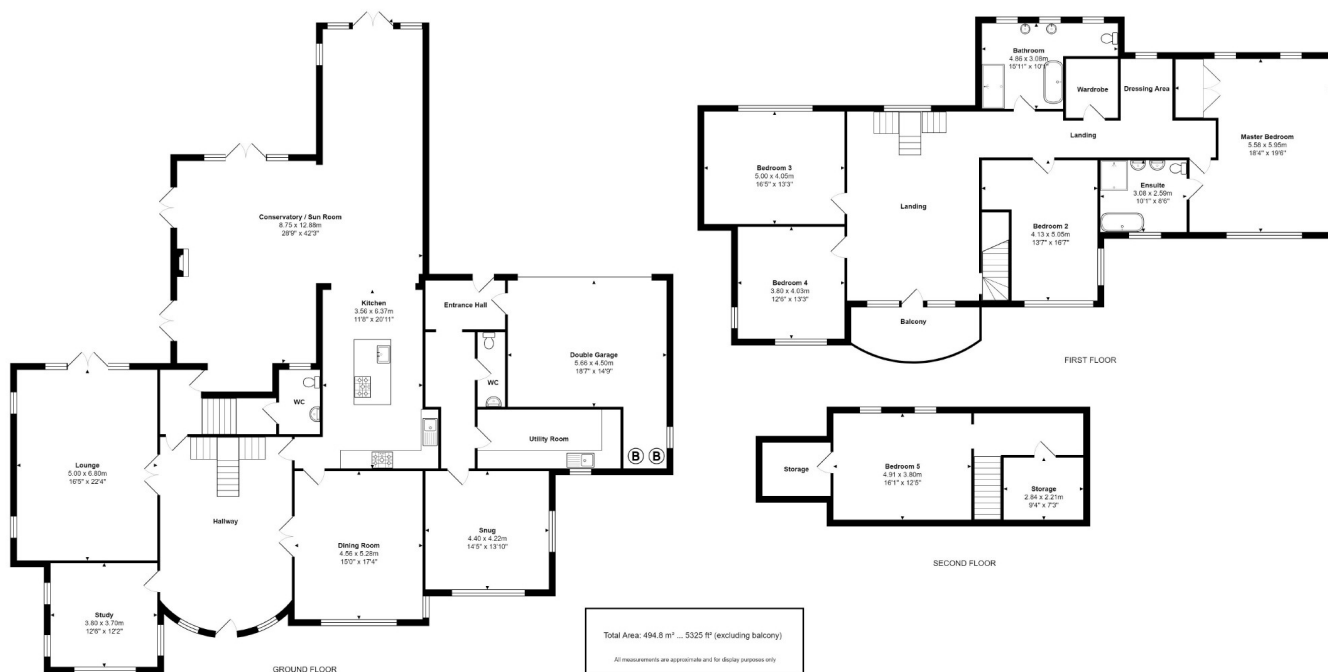
Interesting Fact!

This property features an air raid shelter from World War 2 in the rear grounds.

Disclaimer

Directors of Stoneacre Properties have a financial interest in this property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
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