

MEADS



ALWOODLEY ♦ LEEDS ♦ WEST YORKSHIRE



Meads, Alwoodley, LS17 8SJ

Arguably one of the most significant private residences on the south side of the prestigious Wigton Lane, in this sought after North Leeds suburb, set in private formal gardens of approximately 3/4 of an acre.



GROUND FLOOR

Impressive reception hall • Guest cloakroom
Sitting room • Dining room • Living room
Conservatory • Fitted home office
Exceptional open plan living dining kitchen
Utility room • Second cloakroom

FIRST FLOOR

Galleried landing • Lovely principal bedroom
with fitted dressing area, luxury en suite
bathroom and balcony • Three double
bedrooms with fitted furniture • Luxury house
bath/shower room • Second luxury house
bath/shower room

SECOND FLOOR

Bedroom five/teenage suite with shower room
Bedroom six • Playroom/bedroom seven
Store room

OUTSIDE

Two sets of electric entrance gates • In and
out driveway and extensive forecourt • Parking
for numerous vehicles • Three car garage
Immaculately tended formal gardens facing
due south with extensive stone paved terrace



THE ACCOMMODATION

Meads provides spacious and well proportioned family accommodation with a great deal of flexibility, arranged over three levels and scope to provide a self contained element on the second floor.





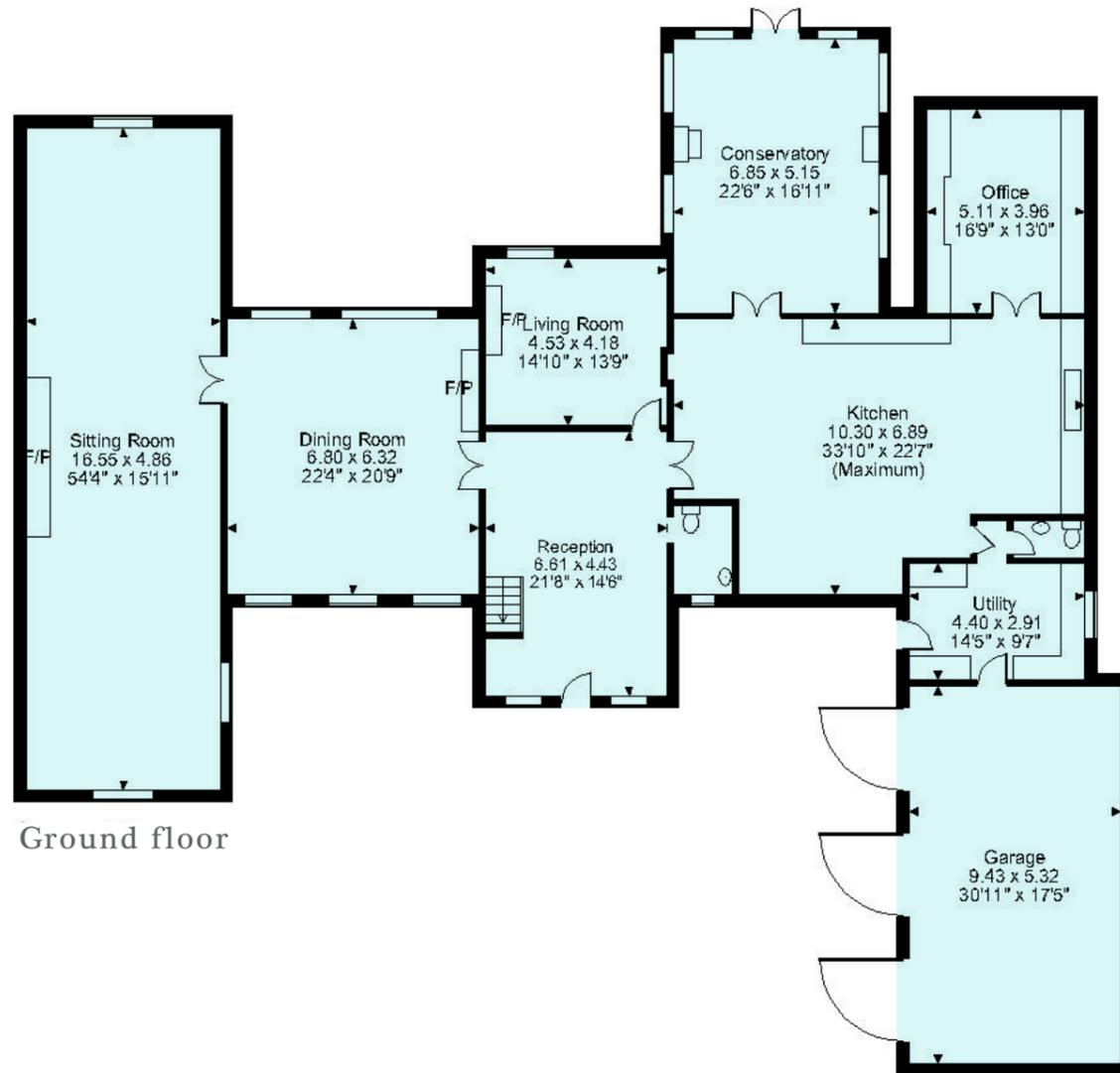
THE LOCATION



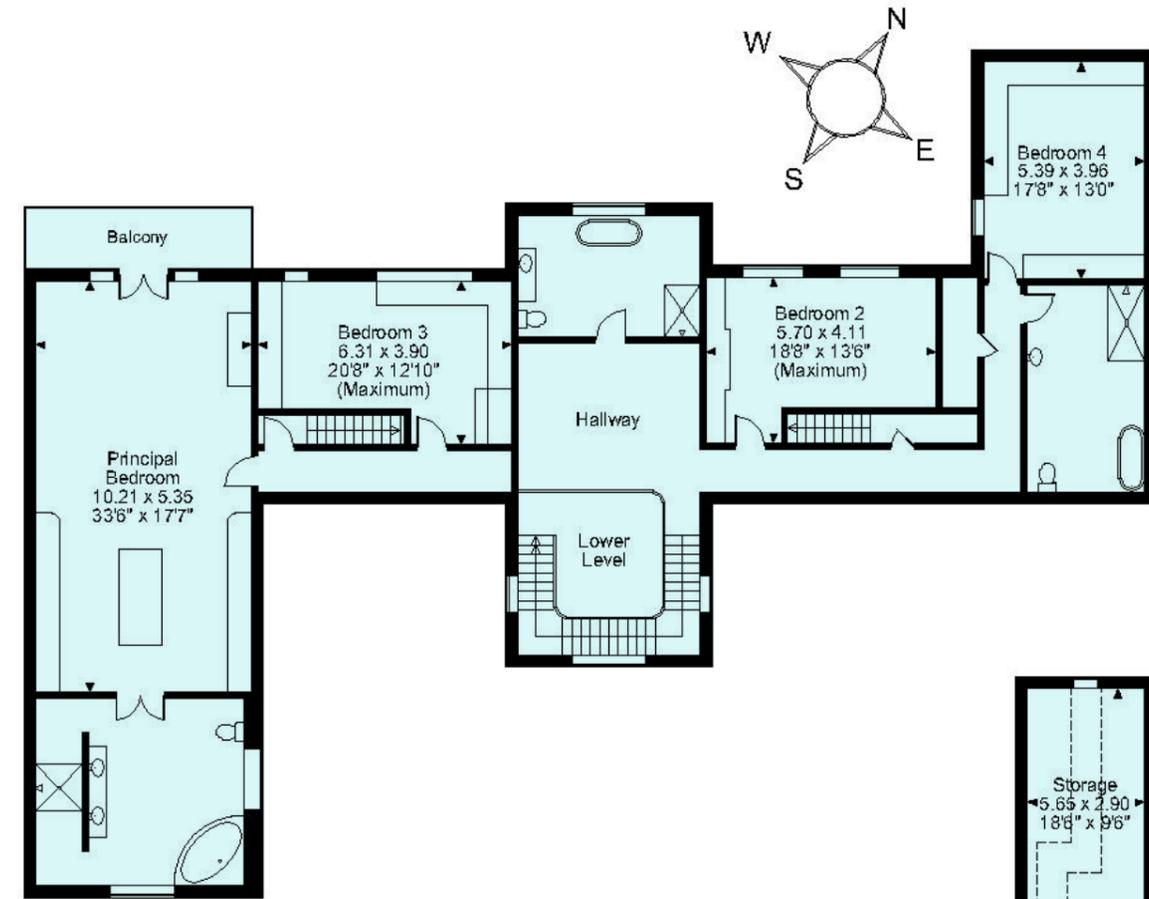
This substantial family residence has been significantly extended and improved by the current owners and occupies an established position in one of the most sought after residential addresses in Alwoodley, close to its three golf courses and The Grammar School at Leeds. Leeds city centre is 15 minutes drive as is Leeds/Bradford International Airport.



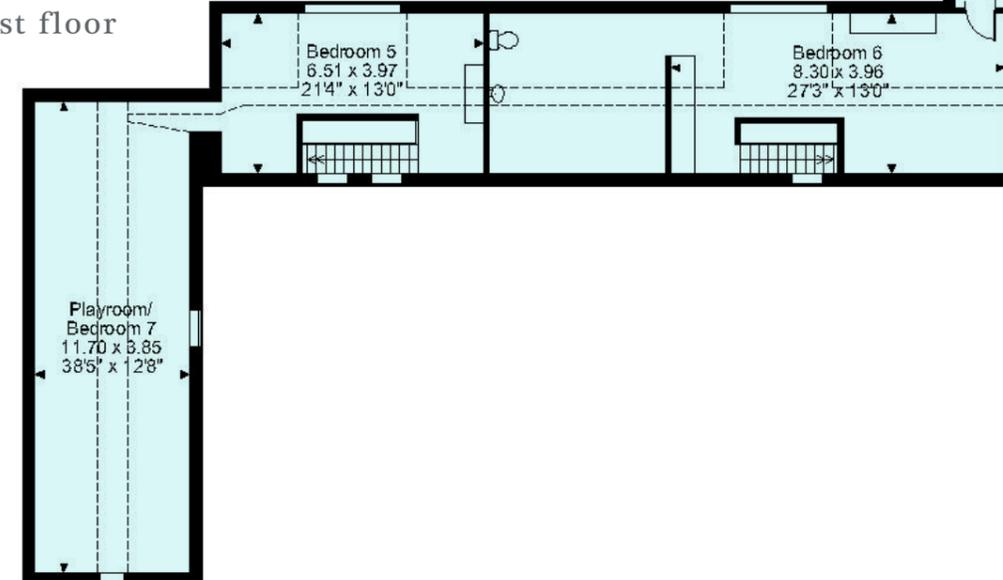
FLOOR PLANS



Ground floor

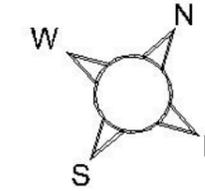


First floor



Second floor

Approximate Gross Internal Area
 Main House: 6,245 sq ft / 580 sq m
 Garage: 540 sq ft / 50 sq m
 Balcony: 90 sq ft / 8 sq m
Total: 6,785 sq ft / 630 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.



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ADDITIONAL INFORMATION

TENURE

We are advised that the property is freehold and vacant possession will be given on legal completion.

EPC

EPC rating D

DIRECTIONS

Sat nav: LS17 8SJ

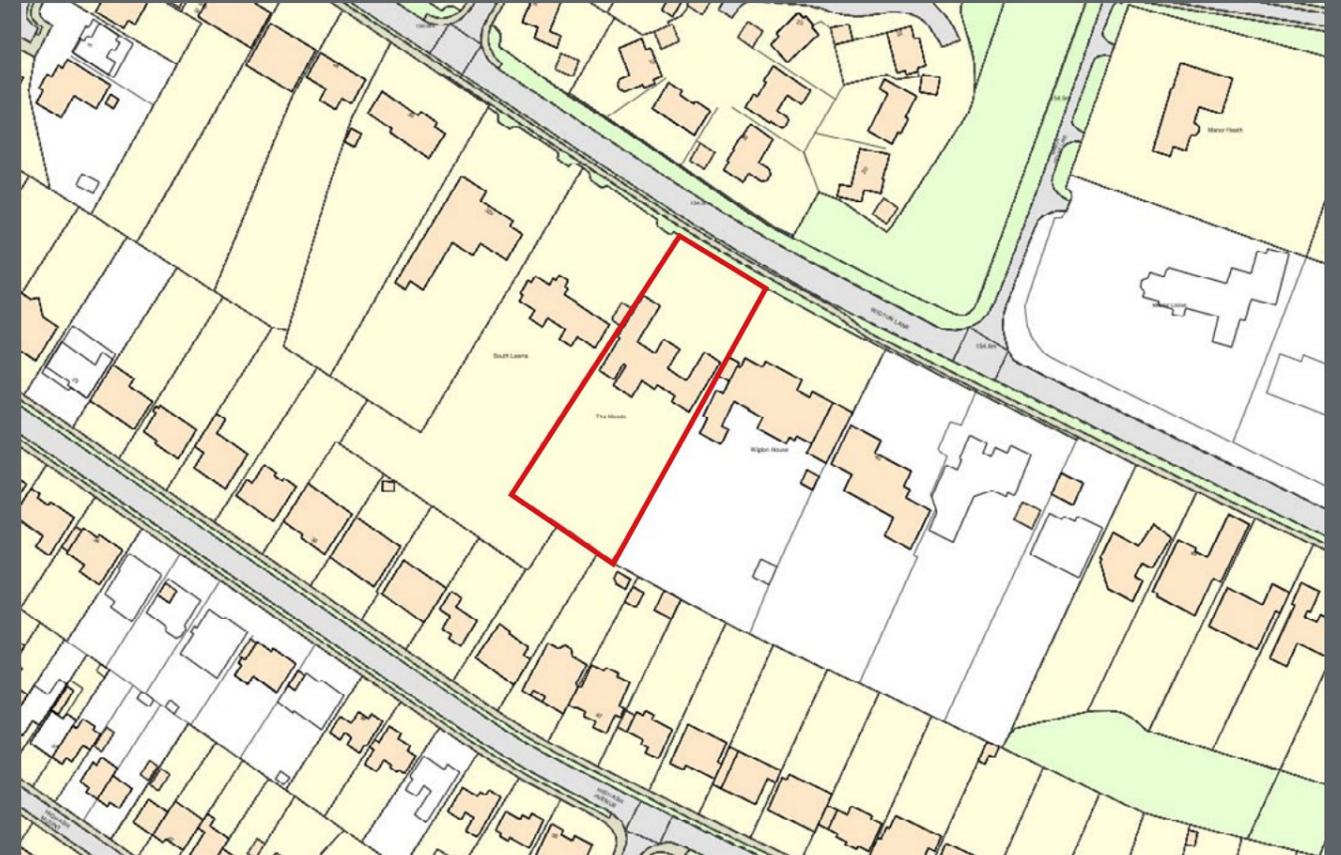
VIEWING

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.



DISCLAIMER

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