



The White Lodge  
129 Alwoodley Lane | Alwoodley | Leeds | LS17 7PG

FINE & COUNTRY

# Step inside

## The White Lodge

Situated on the ever popular Alwoodley Lane is The White Lodge, a charming and characterful five bedroom detached family home with magnificent far reaching views over Sandmoor golf course and beyond to Eccup.

Extending to over 3,000 sq ft, this delightful family home comprises; entrance porch leading into a central entrance hallway which has a guest w/c, ample storage and gives access to a formal living room which has a magnificent Inglenook brick fireplace with wooden beam above and delightful views over the garden and beyond. There are two further reception rooms, one currently used as a bar area, but which could easily be a study/snug, and a further sitting room. Truly the hub of the home is the living dining kitchen. The kitchen is fitted with a range of cream wall and base level units with grey work surfaces over; a Rangemaster cooker with extractor hood over and tiled floor. A superb picture window allows for the stunning views over the garden, golf course and beyond. The dining area has ample space for a large dining table and chairs, and sliding patio doors open up to the rear garden. In addition, there is a fitted utility room which in turn leads to a downstairs shower room.

To the first floor are five excellent sized double bedrooms all with ample fitted wardrobes, the master bedroom having the benefit of a modern en-suite bathroom with underfloor heating, which also doubles as a Jack'n'Jill house bathroom and there is also a house bathroom. There are ample storage cupboards, and a large loft space which could be further converted subject to the necessary planning permissions.

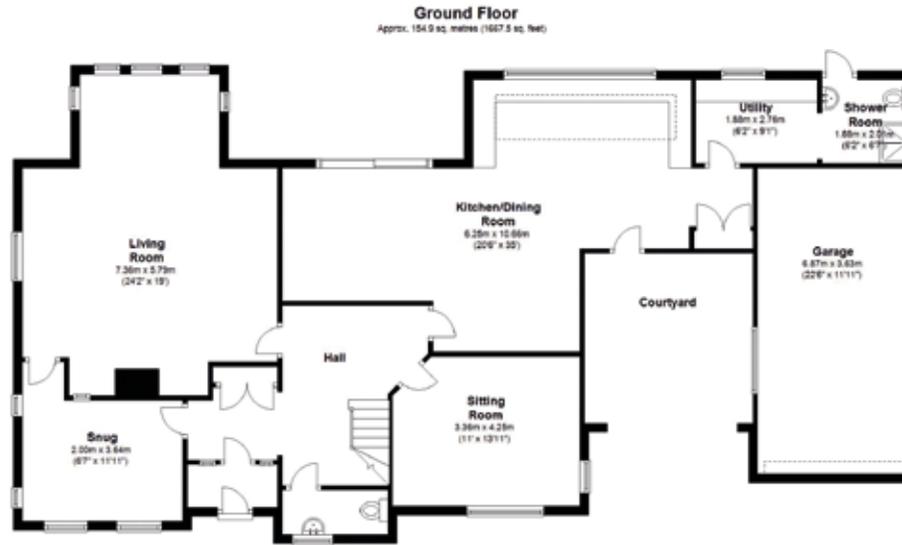
Outside, to the front is a driveway with ample parking for numerous vehicles, an integral garage, a charming courtyard as well as a lawned area. To the rear is a generous lawned garden with magnificent views over Sandmoor golf course and beyond towards Eccup. There is a large patio area with crazy paving, an area ideal for outside entertaining, and mature trees, shrubs and hedges make the plot beautifully private.

The property is ideally situated for access to the nearby Grammar School at Leeds, there is easy vehicular access to Moortown Corner which has the Marks & Spencer food hall and the ring road provides access to the Sainsburys complex and David Lloyd leisure centre. There are numerous championship golf courses in the area and Leeds City centre is approximately 6 miles away, as well as the spa town of Harrogate and the market town of Wetherby being within easy reach. Leeds Bradford International Airport is also situated nearby ideal for the international commuter.





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>		
(55 - 68) <b>D</b>		<b>60</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>	<b>31</b>	
(1 - 20) <b>G</b>		
No energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 281.0 sq. metres (3024.7 sq. feet)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE  
Plan produced using PlanUp.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2018 Fine & Country Ltd. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT. Printed





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