



The Penthouse
36 Sandmoor Court | Alwoodley | Leeds | LS17 7JY





STEP INSIDE

The Penthouse

Fine & Country are pleased to offer to the market this stunning three/four bedroom penthouse apartment, one of only two in the building. Extending to almost 2,000 sq. ft., the property offers spacious and flexible accommodation with exceptional views across North Leeds and The North Yorkshire Moors.

Having been refurbished to the highest of standards by the current owners, the property comprises; entrance lobby with useful cloaks storage, a superb entrance hallway with atrium window and feature lighting making this area beautifully bright with guest w/c just off. Double doors lead into a modern open plan dining kitchen which is fitted with a range of high gloss grey units with quartz work surfaces. There are a range of integrated appliances including double oven, microwave, 5 ring gas hob and dishwasher. A generously proportioned formal lounge/dining room has fabulous large windows to two aspects making the most of the fabulous far-reaching views, and again has double doors leading to/from the hallway. In addition, there is a snug which could also be used as a bedroom with a door leading out to the roof terrace.

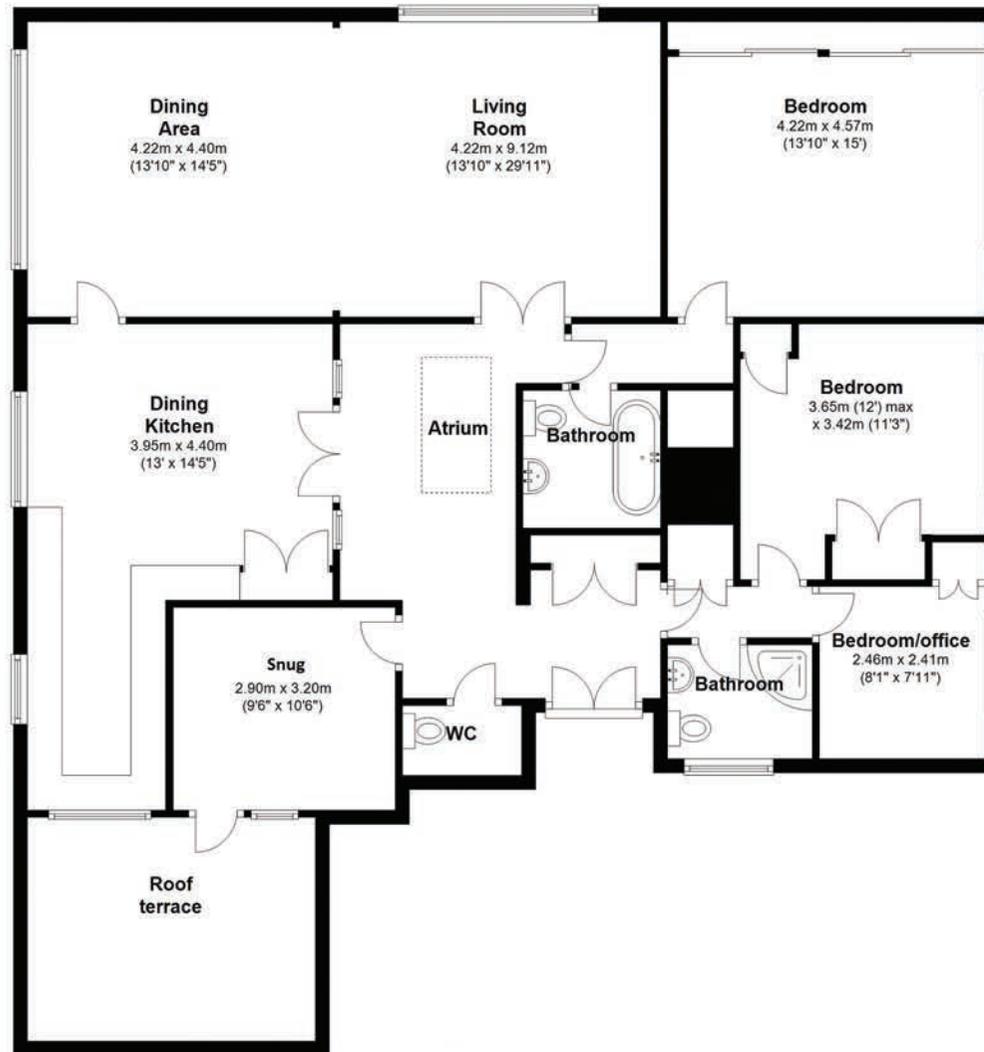
There are three excellent sized bedrooms, the master and bedroom two having the benefit of fitted wardrobes and bedroom three is currently fitted out as a study. There is a house bathroom which has a free standing bath with shower attachment, and also a modern shower room.

Externally, there are beautifully manicured grounds, ample parking for visitors, a large garage and spacious store room. In addition, there is a live in caretaker, lift access to all floors and an internal and external recording CCTV system for extra security.

The property is conveniently located being within easy vehicular access to the extensive amenities of Moortown Corner and of Street Lane. The further amenities at the Moor Allerton complex including Sainsbury's are also within easy vehicular access as is the David Lloyd leisure centre on the Ring Road. Leeds City Centre is also easily accessible via frequent public transport links and there are a variety of good schools for all ages including the prestigious Grammar School and various golf courses within the area.

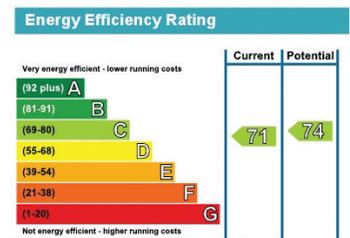


Approx. 181.1 sq. metres (1948.9 sq. feet)



Total area: approx. 181.1 sq. metres (1948.9 sq. feet)

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.





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