Eden House
Alwoodley Gates, Alwoodley LS17 7DY

Prices from £595,000

www.linleyandsimpson.co.uk

Loxley Homes

LINLEY & SIMPSON

Land & New Homes

EDEN HOUSE

This luxury development of six carefully designed three bedroom apartments, and one three bedroom townhouse, is brought to you by successful niche developers, Loxley Homes. Located in one of the most sought after addresses in North Leeds, Eden House offers well planned, convenient, luxury living.

With the highest quality contemporary interiors, the apartments create spacious luxury homes that epitomise indulgent modern living. The hub of the home, the kitchen, comes with Remo Porcelain units, integrated Bosch appliances and quartz worktops. Bathrooms and ensuites have Villeroy & Boch sanitary ware with Porcelenosa tiles. Bathrooms and kitchen all benefit from underfloor heating.
A home to enjoy and be proud of!

ALWOODLEY, LEEDS

Nestled between the vibrant Leeds city centre and the open countryside to the North, Alwoodley is a highly sough after and select location with some of the most expensive housing in Leeds. The area boasts internationally acclaimed golf courses and leisure centres, and is just 5 miles north of the city centre with its great selection of shops and eateries. Roundhay Park, one of the biggest city parks in Europe, is only a 10 minute journey away and with stately homes such as Harewood House nearby, there are plenty leisure opportunities to be had.

The nearby spa town of Harrogate, only 25 minutes away, where you can enjoy some of the finest eateries in the region, as well as the stunning Turkish baths and boutique shops. Alwoodley is ideally placed with fantastic road links to Leeds and Harrogate and rail links to York, Edinburgh, London and Manchester. Additionally, Leeds/Bradford International Airport is just a 15 minute drive away.

One of three Golf Clubs on your doorstep.

Shopping in Leeds

Valley Gardens, Harrogate

Specification

GENERAL

- 2 allocated parking spaces in a secured gated forecourt
- 6 stunning apartments from 1414 sqft to 2084 sqft
- Acoustic double-glazed windows throughout
- LED spot lighting to kitchens, bathrooms and hallways
- Gas central heating with hot water pressurised cylinder
- Heated tiled floors to kitchens and bathrooms
- LED spot lighting to kitchens, bathrooms and hallways

KITCHEN

- Contemporary handeless Remo Porcelain kitchens
- Quartz worktops
- Stainless steel American fridge freezers
- Bosch induction hobs
- Integrated Bosch warming drawer
- Integrated Bosch dishwasher
- Wine cooler
- Instant hot tap
- Integrated condensing washer/dryer (in utility)
- Heated tiled floors

MAIN BATHROOM & ENSUITES

- White contemporary sanitary ware by Villeroy & Boch
- Master bathrooms with double wash basins, cupboards below and large wall-mounted demister mirror
- Chrome fittings and stainless steel beading
- Full-height tiling to sanitary ware walls
- Heated towel rail
- Porcelanosa tiles
- Heated tiled floors

COMMUNAL AREAS

- Reception hall
- Block paved driveway and paths with lighting
- Landscaped gardens
- Secure electric gate entrance
- Security-controlled entrance door with video phone to each apartment
- Comelit Wi-Fi smart intercom system

WARRANTY

- CRL 10 year defects warranty

BOSCH

APARTMENT 1 – Ground floor, 3 bedrooms -two ensuite

Dimensions:	**Metric(m)**	**Imperial**
Lounge	5.90 x 5.65	19'3 x 18'5
Dining Room	3.87 x 4.72	12'7 x 15'4
Kitchen	4.32 x 4.50	14'2 x 14'7
Utility	2.78 x 2.15	9'1 x 7'0
Study	3.42 x 2.37	11'2 x 7'8
Bedroom 1	4.83 x 3.99	15'8x 13'1
Ensuite	2.60 x 1.95	8'5 x 6' 4
Bedroom 2	6.07 x 3.50	19'9 x 11'5
Ensuite	2.70 x 2.10	8'8 x 6'8
Bedroom 3	5.45 x 3.25	17'8 x 10'6
Bathroom	3.00 x 2.18	9'8 x 7'1
Total	**193.6m²**	**2084ft²**

Note: Please note all dimensions are subject to slight modifications.

APARTMENT 2 – Ground floor, 3 bedrooms -two ensuite

Dimensions:	**Metric(m)**	**Imperial**
Lounge/Dining	6.65 x 5.70	21'8 x 18'7
Kitchen	4.48 x 3.88	14'7 x 12'7
Utility	3.44 x 1.70	11'3 x 5'6
Bedroom 1	4.44 x 3.87	14'5x 12'6
Ensuite	3.00 x 1.90	9'8 x 6' 2
Bedroom 2	4.50 x 3.36	14'7 x 11'0
Ensuite	2.40 x 1.90	7'9 x 6'2
Bedroom 3/snug+study	7.00 x 4.48	22'9 x 14'7
Bathroom	3.20 x 2.06	10'5 x 12'7
Total	**173.8m²**	**1871ft²**

Note: Please note all dimensions are subject to slight modifications.

APARTMENT 3 – First floor, 3 bedrooms -two ensuites

Dimensions:	**Metric(m)**	**Imperial**
Lounge	5.90 x 5.65	19'3 x 18'5
Dining Room	3.87 x 4.72	12'7 x 15'4
Kitchen	4.32 x 4.50	14'2 x 14'7
Utility	2.78 x 2.15	9'1 x 7'0
Study	3.42 x 2.37	11'2 x 7'8
Bedroom 1	4.83 x 3.99	15'8x 13'1
Ensuite	2.60 x 1.95	8'5 x 6' 4
Bedroom 2	6.07 x 3.50	19'9 x 11'5
Ensuite	2.70 x 2.10	8'8 x 6'8
Bedroom 3	5.45 x 3.25	17'8 x 10'6
Bathroom	3.00 x 2.18	9'8 x 7'1
Total	**193.6m²**	**2084ft²**

Note: Please note all dimensions are subject to slight modifications.

APARTMENT 4 – First floor, 3 bedrooms -two ensuites

Dimensions:	**Metric(m)**	**Imperial**
Lounge/Dining	6.65 x 5.70	21'8 x 18'7
Kitchen	4.48 x 3.88	14'7 x 12'7
Utility	3.44 x 1.70	11'3 x 5'6
Bedroom 1	4.44 x 3.87	14'5x 12'6
Ensuite	3.00 x 1.90	9'8 x 6' 2
Bedroom 2	4.50 x 3.36	14'7 x 11'0
Ensuite	2.40 x 1.90	7'9 x 6'2
Bedroom 3/snug+study	7.00 x 4.48	22'9 x 14'7
Bathroom	3.20 x 2.06	10'5 x 12'7
Total	**173.8m²**	**1871ft²**

Note: Please note all dimensions are subject to slight modifications.

APARTMENT 6 – Second floor, 3 bedrooms -two ensuites

Dimensions:	**Metric(m)**	**Imperial**
Lounge/Dining	6.65 x 4.34	21'8 x 14'2
Kitchen	4.48 x 3.88	14'7 x 12'7
Utility	3.44 x 1.70	11'3 x 5'6
Bedroom 1	3.32 x 3.87	10'9x 12'6
Ensuite	3.00 x 1.90	9'8 x 6' 2
Bedroom 2	4.50 x 3.36	14'7 x 11'0
Ensuite	2.40 x 1.90	7'9 x 6'2
Bedroom 3/snug	4.30 x 4.48	14'1 x 14'7
Bathroom	3.20 x 2.06	10'5 x 12'7
Total	**155.1m²**	**1670ft²**

Note: Please note all dimensions are subject to slight modifications.

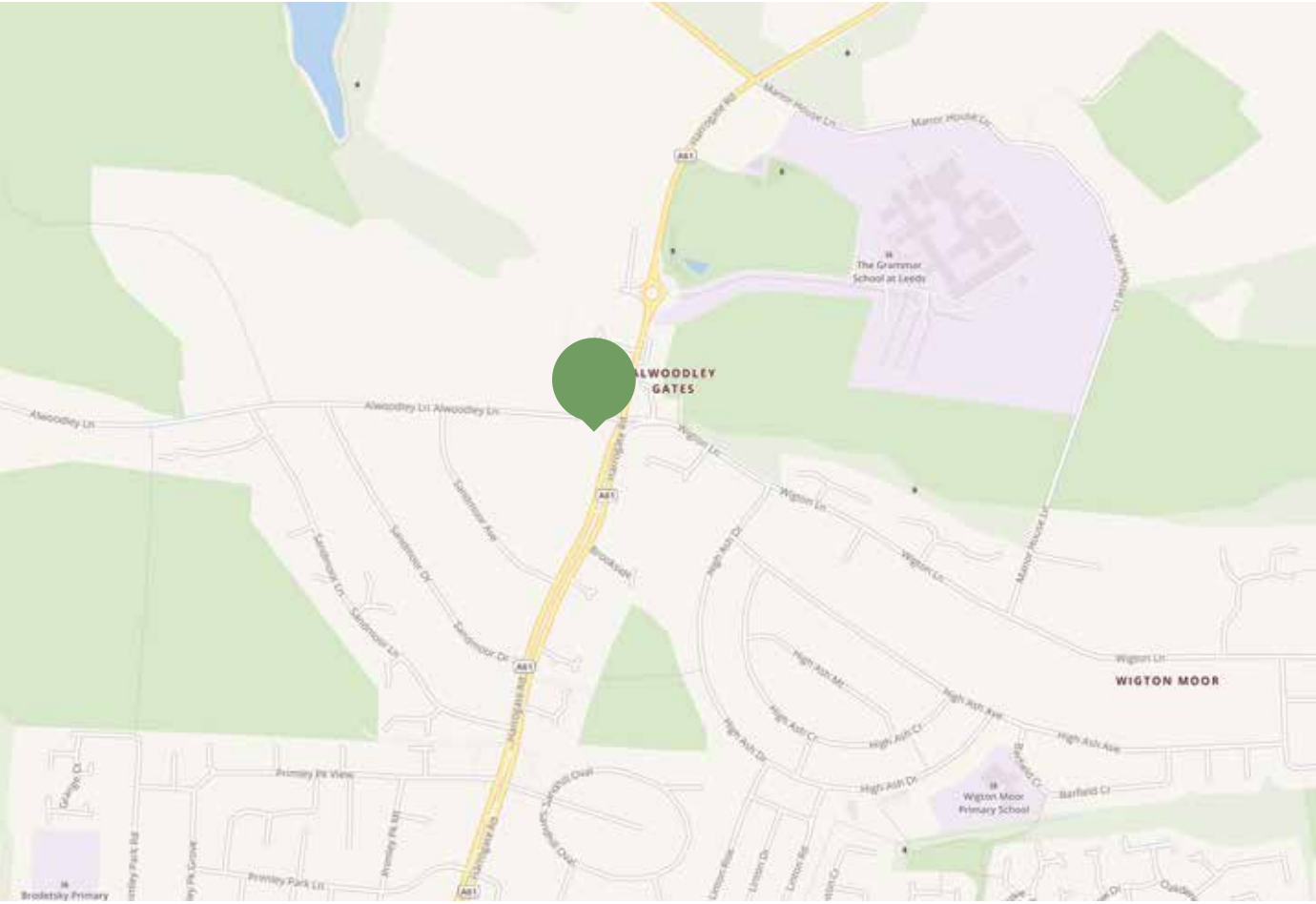
Loxley Homes

Loxley Homes is a niche developer with a focus on high quality homes in the Yorkshire area. Established over 30 years ago, this experiences house builder has a passion for design and quality. Eden House is no exception and is designed with practicality in mind alongside a luxury specification, Loxley Homes deliver a professional and efficient service to bring a quality home for you to enjoy.

DIRECTIONS

When travelling from Leeds city centre, procede north on the A61 towards Harrogate. At the Ring Road at Moortown, head towards Harewood and the A61. Shortly after the Shell petrol station turn left at the main traffic lights into Alwoodley Lane. The property is the first on the left.

SATNAV postcode: LS17 7DY



Tenure: 999 year lease
Ground Rent: A peppercorn (if demanded)
Service Charge: details on request

Agents Note

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Ltd. No implication is made that any item is to be included in the sale by virtue of it inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.

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