

7 Silver Gates

Wigton Lane, Alwoodley Leeds LS17



**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive, modern duplex apartment within a prestigious development, located in the desirable Alwoodley.

This magnificent and luxurious, three-bedroom apartment is set over two floors and forms part of the sought-after and exclusive development of Silver Gates. Offering light and airy living accommodation with elegant, understated styling and premium bespoke fittings, all set within a secure gated community with beautifully manicured communal grounds, in one of north Leeds' most desirable locations.



OPEN PLAN LIVING



3 BEDROOMS



3 BATHROOMS



2 PARKING SPACES



4 BALCONIES



FIRST & SECOND FLOOR



DESIRABLE NORTH LEEDS SUBURB



**INTERNAL AREA
2,324 SQ FT**



**GUIDE PRICE
£1,275,000**

The property

The beautiful natural stone elevations and slate roof of this distinguished development sets the tone for 7 Silver Gates. A beautifully appointed three-bedroom property that features generously proportioned, airy rooms each boasting superior craftsmanship and designer finishes with contemporary styling and high-quality bespoke fittings throughout. The apartment is entered via an elegantly styled, first-floor communal hallway with lift access to a welcoming entrance hall with built-in storage, guest WC and bespoke staircase with oak handrail and glass balustrade. There is a useful separate utility/laundry cupboard with a pressurised hot water cylinder, Miele washing machine, Miele tumble dryer, SieMatic furniture and Dornbracht fittings. Double doors lead from the entrance hall to the stunning and spacious open-plan reception room at the rear. This grand space features a dual aspect, with both aspects opening onto terrace areas via bi-fold doors. The seating area features a fireplace with LED electric fire and wall mounted 55" TV, as well as built-in storage. Whilst the dining area has an abundance of space for a generous family dining table

and chairs. The kitchen adjoins the dining area in an open-plan layout, with a bespoke design by Siematic, including Quartz worktops, Blanco undermount sinks, Dornbracht fittings, a Quooker tap and integrated appliances by Siemens and BORA.

There is one double bedroom on the lower level, with a well-equipped en suite bathroom with bath and separate shower enclosure and double doors opening to a large, fitted walk-in wardrobe. Upstairs, the two additional double bedrooms are both generously proportioned, and benefit from bi-fold doors opening onto their own private terraces, providing the perfect outside space in which to relax and unwind. They each also feature dressing areas with built-in storage, as well as contemporary en suite shower room or bathroom. Adding a further touch of luxury to the principal bathroom is a fantastic Waterproof Bathroom TV. All bathrooms are designed by Abacus with frameless glass shower enclosures, concealed cisterns, porcelain tiling, heated towel rails, extraction systems, electric shaver/toothbrush points and convenient night-time PIR light sensors.



Location

The property is in the north Leeds suburb of Alwoodley, moments from beautiful rolling Yorkshire countryside, just a five miles north of the vibrant city centre. Amenities can be found in the surrounding development and in Alwoodley, where there are local shops. The area has an outstanding-rated primary school, while nearby Highfield Primary School is also rated 'outstanding'. For secondary there is the outstanding-rated Allerton High School and Roundhay School, as well as independents The Grammar School at Leeds and Gateways School in Harewood.

Leeds city centre is within easy reach, providing an excellent range of shops, supermarkets, leisure and cultural facilities, as well as a world-class university. The area is ideal for golfers, with several courses right on the village's doorstep, including Leeds Golf Centre, Moor Allerton Golf Club, Scarcroft Golf Club, Alwoodley, Sandmoor and Moortown golf clubs are within striking distance.

The area is well connected by road, with the A1(M) less than nine miles away, while Leeds provides mainline

rail services to London Kings Cross and north towards York and beyond. Leeds Bradford International Airport is approximate 8 miles and offers both domestic and international flights.

Outside

The apartment complex is located on secure gated grounds with remote electronic entrance gates, CCTV and security lighting. There is also remote-controlled access to the underground parking garage with heated ramp and two dedicated parking spaces for the apartment as well as available visitor parking.

The stunning landscaped communal gardens have been designed by Kingdom Gardens and feature a striking water fountain, paved pathways with well-stocked borders featuring fragrant lavender and various other shrubs and flowering perennials.

The apartment's four terraces offer additional outside space, two on the first floor, with a further two on the second floor, all of which provide views across the attractive communal gardens.

Agents Notes: Some CGI's are used in the marketing



Key Locations

- Kirkstall Abbey
- Roundhay Park
- Royal Armouries Museum
- Leeds City Museum
- Harewood House
- Temple Newsam House & Park
- Bramham Park
- Yorkshire Sculpture Park
- Bolton Abbey
- York Minster
- Fountains Abbey & Studley Royal
- Castle Howard

Nearby Stations

- Leeds

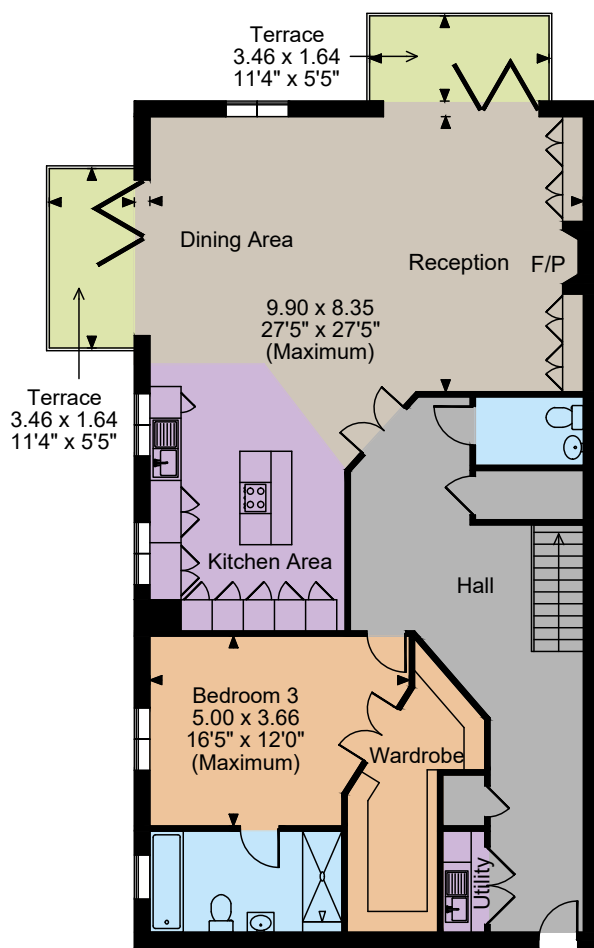
Nearby Schools

- Grammar School at Leeds
- The Harrogate Ladies' College
- Gateways School

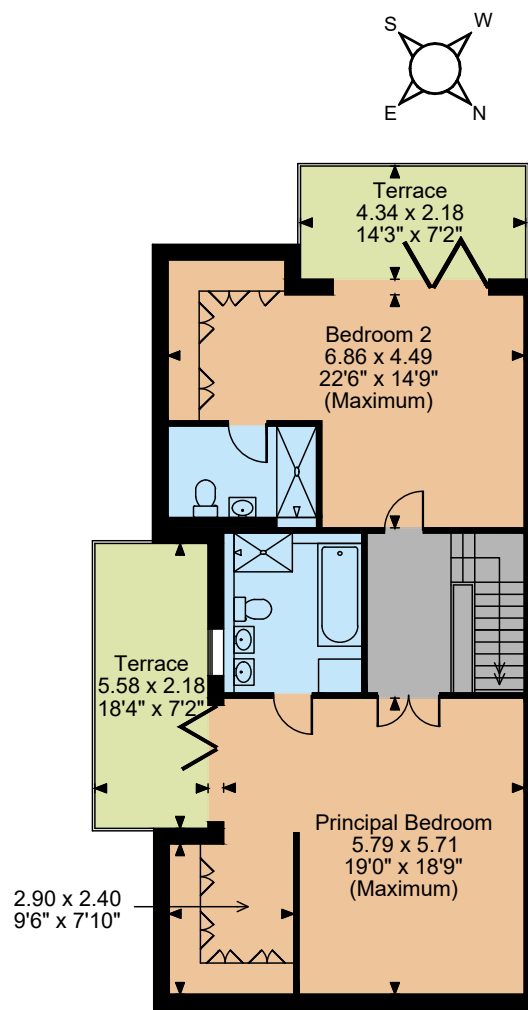
Distances

- Leeds city centre 5.0 miles
- Wetherby 8.2 miles
- Harrogate 11 miles
- Bradford 12 miles
- York 22 miles
- Leeds Bradford Airport is 8.3 miles





First Floor



Second Floor

Floorplans

Internal area 2,324 sq ft (216 sq m)

Terrace external area = 353 sq ft (33 sq m)

For identification purposes only.

Directions

LS17 8FU - what3words: ///loads.smooth.amber

General

Local Authority: Leeds City Council

Services: Mains gas, electrics, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

Tenure: Leasehold - 999 years

Service Charge: Approx £6,500 per annum

Specifications:

Gas underfloor heating system throughout.
 Colour video entry system.
 Ample exterior security lighting.
 Remote control electric drive entrance gates garage.
 Wiring for one electric car charging point in the underground car parl.
 CCTV.
 Dedicated superfast broadband facility with Day One connectivity.
 All installations designed to allow seamless connection of purchaser's audio / visual equipment.
 Pre-wiring for electric curtain tracks in lounge and principal bedroom.
 Programmable lighting to main rooms.
 Powder coated aluminium windows.
 10 Year AHCI Warranty.

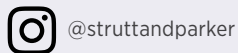
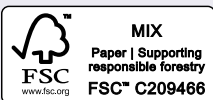
Harrogate

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