



## 84 POTTERNEWTON LANE

LEEDS, LS7 3LW

£600,000  
FREEHOLD

Monroe is delighted to present this stunning, spacious, and beautifully maintained four-bedroom, two-bathroom home, ideally located in the highly sought-after area of Chapel Allerton. Perfect for families or first-time buyers, this property offers generous living space, stylish interiors, and a welcoming atmosphere throughout.

MONROE

SELLERS OF THE FINEST HOMES

## 84 POTTERNEWTON LANE

- Well presented four bedroom home
- Situated in a vibrant and well-connected neighbourhood
- Perfect family home
- Stylish layout throughout
- Great for first time buyers
- Plenty of fitted storage
- Turn key property
- Light, vibrant and airy throughout
- Integrated appliances
- Prime location, modern and practical



Just a stone's throw from the area's best amenities, this characterful property offers the perfect blend of historic charm and modern living. Tucked away to provide a sense of privacy and tranquillity, it's an ideal home for young couples or a growing family looking to settle in one of North Leeds' most vibrant and sought-after neighbourhoods.

As you enter the property, you're welcomed by a beautifully designed, modern kitchen complete with integrated appliances, including a five-burner gas hob. The open-plan kitchen and dining area is flooded with natural light thanks to two elegant sash windows, while a striking cast iron fireplace serves as a charming focal point, adding warmth and character to the space.

Walking seamlessly through to the large formal living room, you'll find a beautifully styled space that perfectly balances comfort and elegance. A cast iron fireplace provides a striking focal point, blending effortlessly with the room's modern finishes.

On the lower ground floor, the layout has been cleverly reconfigured to include a fully functioning utility room and a cosy second lounge, finished with stylish herringbone flooring. Patio doors open out to a south-facing patio area, offering a second access point into the garden and an ideal space for outdoor relaxation.

The lower ground level also benefits from excellent

storage solutions, a beautifully designed walk-in shower, and a fully tanked basement — offering the potential to create an additional room, home office, or gym to suit your needs.

Moving up to the first floor, the house bathroom is beautifully finished and features a walk-in shower and a freestanding bath. There are two spacious double bedrooms, both with built-in storage. One of the bedrooms benefits from a newly installed Velux window with fitted electric blinds, bringing in plenty of natural light. The third double room is currently used as a home office, making it ideal for hybrid or remote working.

The second floor hosts a wonderfully light-filled double bedroom, offering flexible use as a guest suite, creative studio, or additional workspace.

Externally, this home boasts a generous, private south-facing garden perfect for relaxing or entertaining along with a charming front courtyard. The property also benefits from ample on-street parking.

### REASONS TO BUY

- Modern layout throughout
- Newly replaced windows
- Sunny, south-facing private garden
- Ample street parking
- Cast Iron fireplaces
- Great for first-time buyers or a growing family



- Plenty of fitted storage
- Turn key property
- Light, vibrant and airy throughout
- Integrated kitchen appliances
- Prime location, modern and practical

## ENVIRONS

Ideally situated just a short walk from the vibrant high street. You'll find independent shops, cafes, and restaurants that create a delightful community atmosphere. Nature enthusiasts will enjoy the proximity to Gledhow Valley Woods, providing a serene escape for evening strolls along the stream.

Potternewton Lane offers a perfect blend of city comforts and tranquil nature, creating a space where your residence becomes a sanctuary, and your surroundings invite you to be a part of a charming community.

## SERVICES

We are advised that the property has mains gas, water and electricity.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents  
Viewings by appointments only.

## 84 POTTERNEWTON LANE









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### ADDITIONAL INFORMATION

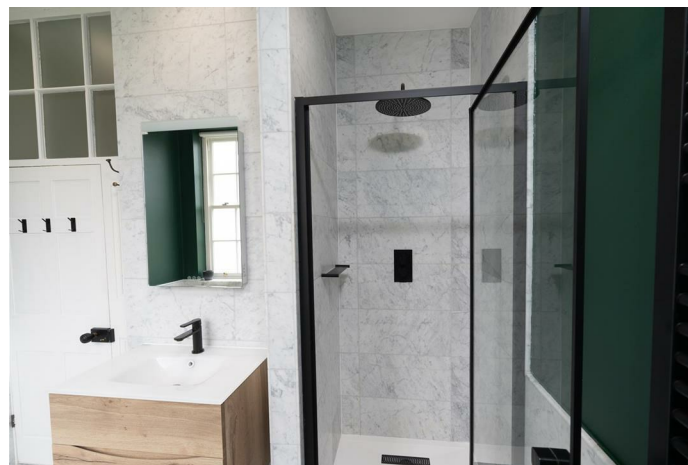
**Local Authority** – Leeds City Council

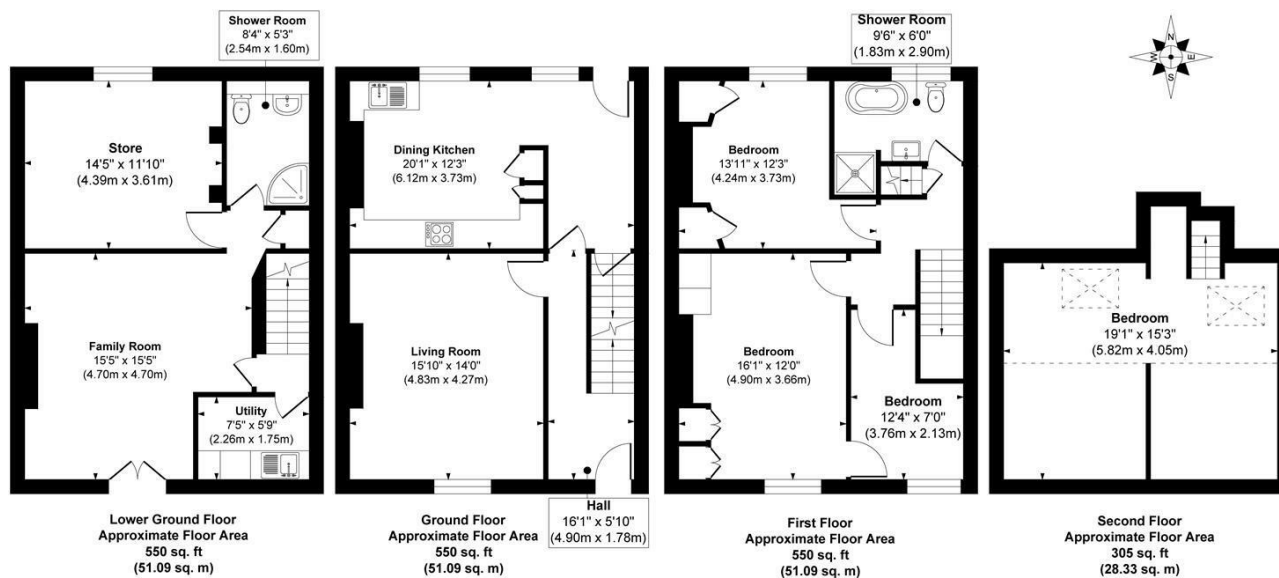
**Council Tax** – Band D

**Viewings** – By Appointment Only

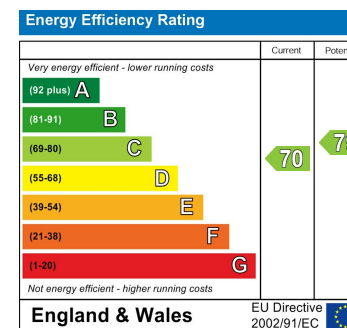
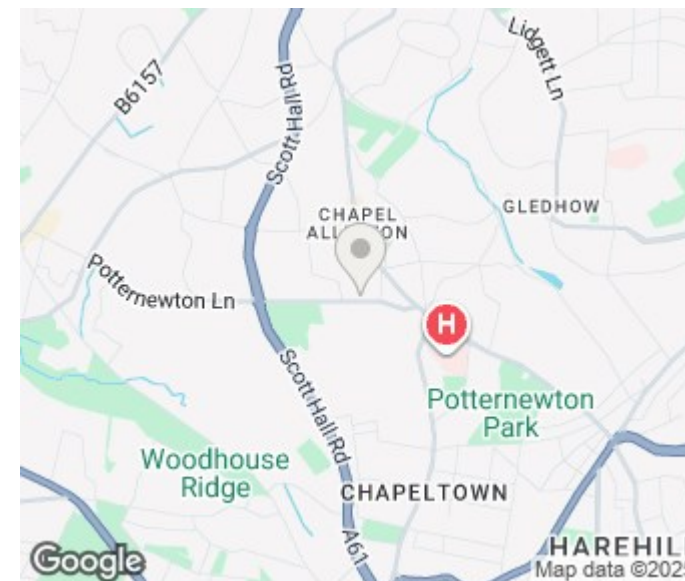
**Floor Area** – 1955.00 sq ft

**Tenure** – Freehold





**Approx. Gross Internal Floor Area 1955 sq. ft / 181.60 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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