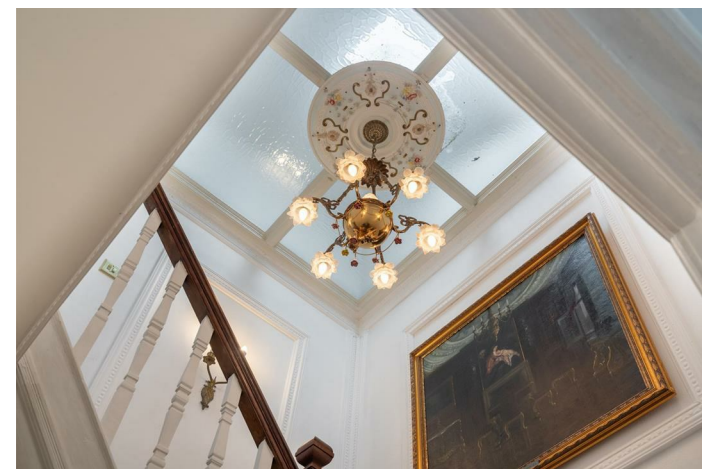




14 TALBOT ROAD

LEEDS, LS8 1AG

£850,000
FREEHOLD

A fantastic opportunity to acquire a spacious six-bedroom home in the heart of vibrant and highly sought-after Roundhay with no onward chain.

With its prime location and incredible potential, this remarkable property offers flexible living and is sure to attract strong interest — early viewing is highly recommended.

MONROE

SELLERS OF THE FINEST HOMES

14 TALBOT ROAD

- Beautifully presented interiors, ready to move straight into
- Modern kitchen with integrated appliances
- Ideal for family life, working from home, and entertaining
- Six spacious, double bedrooms
- Peaceful and prestigious location
- Off street parking
- Extended side porch area
- Large rear garden
- Garage and ample driveway parking
- No onward chain



An Exceptional 1906 Detached Family Home in the Prime Location of Roundhay.

This beautifully presented six-bedroom detached home, dating back to 1906, offers the perfect blend of timeless period charm and modern family living. Ideally located just a stone's throw from the vibrant amenities of Street Lane, this impressive property provides generous living space, ideal for entertaining and perfectly suited to a growing family. Offered with no onward chain, this is a rare opportunity to secure a stunning period home in a highly sought-after location.

Upon entering, you are welcomed by a bright and expansive entrance hallway, thoughtfully redesigned as part of a recent, high-quality renovation by the current owners. The attention to detail and respect for the property's heritage are immediately apparent.

The ground floor boasts a formal living room featuring elegant high ceilings, a cast iron fireplace, and large windows that flood the space with natural light. A sleek, refurbished guest WC is also located on this level, finished to a high standard.

At the heart of the home lies a stunning open-plan kitchen and dining area. This space has been completely reconfigured to maximise flow and functionality, now showcasing a premium German kitchen with integrated Neff appliances, a Bora induction hob, and a generous dining area – perfect for family gatherings or entertaining guests. The adjoining living space continues the high-spec feel, complete with a custom-designed media wall and a contemporary, premium Gazco electric fire, creating a warm and inviting focal point.

Arranged over three spacious floors, the first floor comprises three generously sized double bedrooms, most of which feature built-in wardrobes. The principal bedroom is a true standout,

with an original cast iron fireplace, a Hulsta branded wardrobe and luxurious en-suite together with an adjacent dressing room. A modern family bathroom with high-quality fixtures and fittings completes this level.

The second floor maintains the home's period elegance, with charming antique features and a stunning skylight integrated into the original roofline, bathing the staircase in natural light. This floor hosts an additional three double bedrooms and a spacious bathroom, ideal for accommodating family members or guests.

Externally, the property continues to impress. The driveway provides ample off-street parking and leads to a garage with electric doors, an EV charge point, and internal access. To the rear, a private, west-facing garden has been thoughtfully designed to capture the best of the evening sun — the perfect setting for al fresco dining and family relaxation.

Additionally, there is a conservatory to maximise natural light and create a seamless connection between the indoors and the garden. Flooded with sunlight throughout the day, this inviting space offers the perfect spot to relax, dine, or entertain while enjoying tranquil views of the outdoors.

The property also benefits from a sizeable, tanked cellar area, providing a dry and secure environment, ideal for storage with potential for further development.

This is a rare opportunity to own a meticulously renovated period home in one of North Leeds' most desirable locations.

REASONS TO BUY

No onward chain

Beautifully presented interiors, ready to move straight into

Modern kitchen with integrated premium appliances

Ideal for family life, working from home, and entertaining

Six spacious double bedrooms

Peaceful and prestigious location

Garage and driveway parking with EV charge point

Large west-facing rear garden

Contemporary layout with period features throughout

Sought-after Roundhay location

An ideal, long-term family home

ENVIRONS

Roundhay is one of North Leeds' most desirable suburbs, renowned for its leafy surrounds, exceptional schools, and vibrant local community. The conservation area offers a blend of heritage homes, green spaces, and modern amenities, including a variety of boutique shops, cafés, restaurants, and bars along nearby Street Lane.

Roundhay Park — one of the largest urban parks in Europe — offers 700 acres of parkland, lakes, woodland, and gardens, and hosts the popular weekly Parkrun. There are numerous sports facilities nearby, including tennis courts, several championship golf courses, and fitness centres, as well as yoga studios and a bowling green.

Commuter links are excellent, with frequent public transport

connections to Leeds City Centre, Harrogate, Wetherby, and York. The national motorway network and Leeds Bradford International Airport are both easily accessible, making this property ideal for both business and leisure.

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 vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

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

14 TALBOT ROAD





14 TALBOT ROAD

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

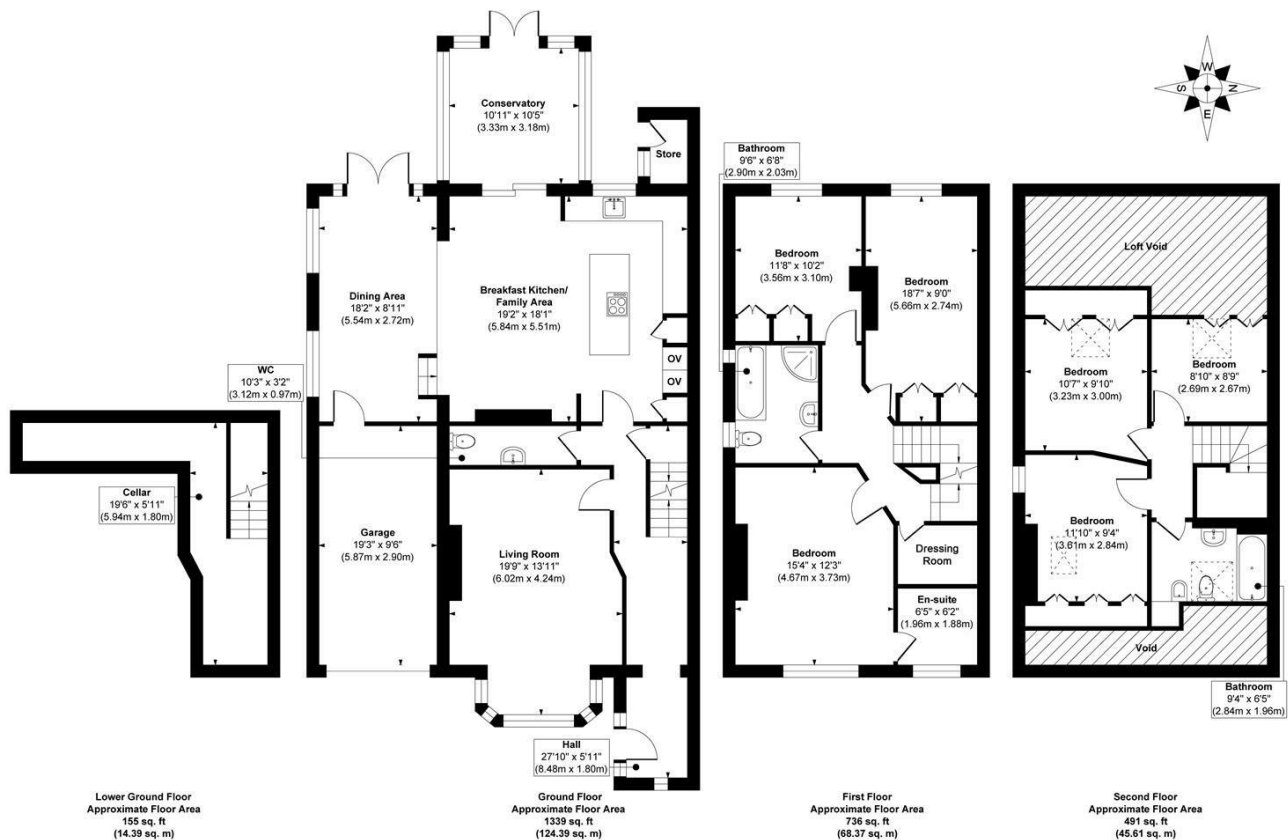
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2721.00 sq ft

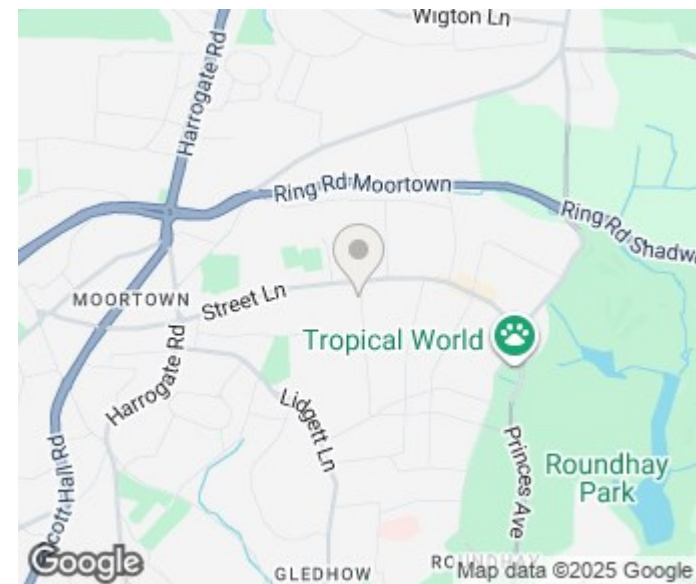
Tenure – Freehold





Approx. Gross Internal Floor Area 2721 sq. ft / 252.76 sq. m (Excluding Void)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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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