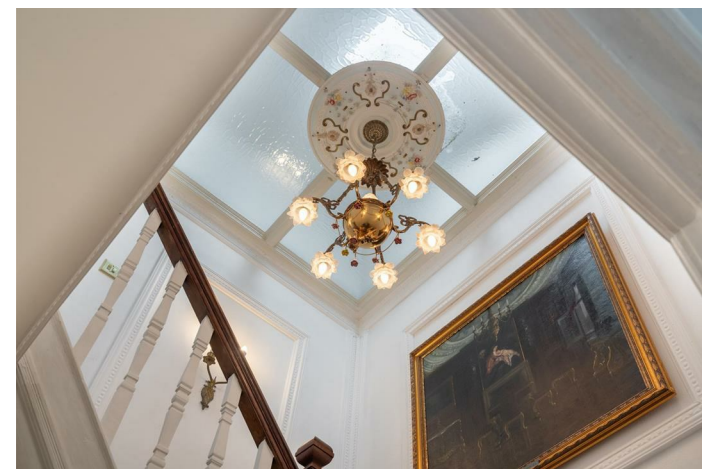




14 TALBOT ROAD

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

- Bright and airy living spaces with large windows
- Modern kitchen with integrated appliances
- Generously sized bedrooms and ample storage
- Private garden / outdoor space
- Off-street parking / garage
- Short walk to shops, schools & transport links
- Full of character
- West facing garden
- 6 double bedrooms / 3 bathrooms and W/C
- No onward chain



Grand 6-Bed Detached Family Home in Coveted Roundh

This exceptional six-bedroom detached house, originally built in 1906, marries timeless period elegance with thoughtful modernisation — a rare opportunity in one of Leeds’ most prestigious northern suburbs. With generous living spaces spread across three floors, this home is perfect for large families, entertaining, or flexible working-from-home arrangements.

Key Features

Period character & charm: High ceilings, original fireplaces, and elegant architectural detailing

Living spaces: Spacious formal living room; open-plan kitchen / dining area; a bright conservatory linking to the garden

Premium Kitchen: German-made kitchen with integrated Neff appliances, Bora induction hob — ideal for family cooking and entertaining

Bedrooms: Six large double bedrooms across three floors; principal suite includes built-in wardrobes, en-suite and dressing room

Bathrooms: Contemporary family bathroom plus well-appointed en-suite

Cellar: Tanked, dry cellar providing excellent storage (or potential to develop)

Outside: West-facing private garden; driveway with garage, EV charging point, and internal access

Parking: Ample off-street parking for multiple vehicles

Location & Lifestyle

Situated on Talbot Road, just a short stroll from Street Lane’s boutique shops, cafés, restaurants and deli options.

Steps away from Roundhay Park, one of Europe’s largest and most beautiful urban parks (700+ acres), offering lakes, woodland walks, formal gardens, and sports facilities.

[Wikipedia](#)

Tropical World is nearby, giving a family-friendly attraction that brings nature just minutes from home.

Excellent local schooling, including highly regarded primary schools and Roundhay School (secondary).

Commuting is very manageable: regular buses connect to Leeds city centre, and easy access to major road networks for wider travel.

Why This Property Stands Out

No onward chain — ready for a smooth move

Meticulous renovation that respects heritage while delivering contemporary comfort

Flexible layout for families, guests, or home working

A prestigious North Leeds address with long-term appeal and lifestyle credentials

Viewings

Strictly by appointment through Monroe Estate Agents. Early viewing is highly recommended for this rare Roundhay gem.

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

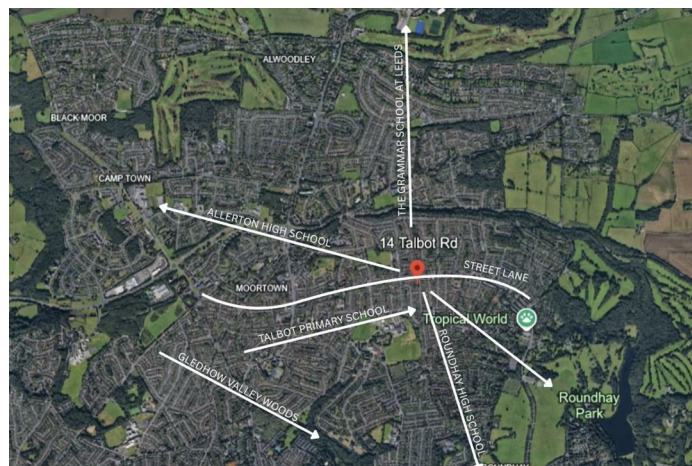
Local Authority – Leeds City Council

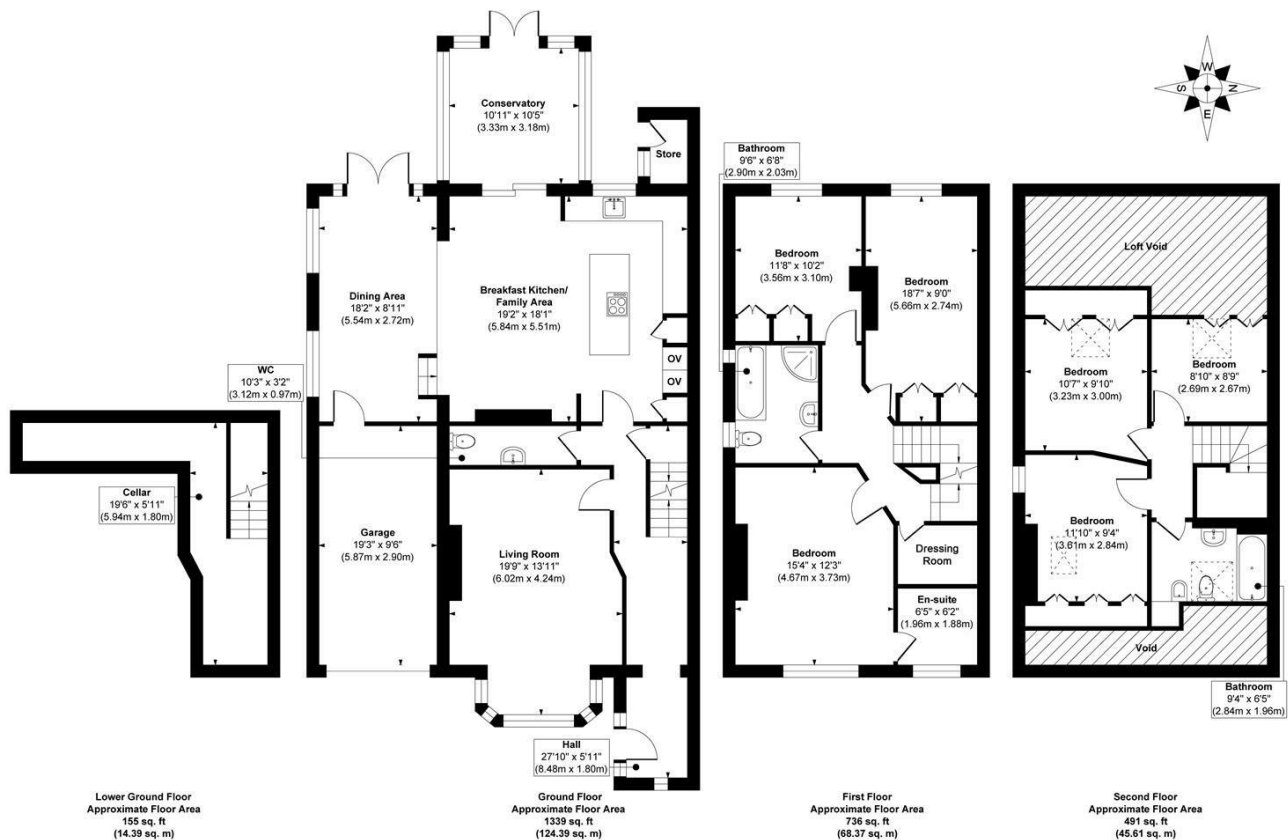
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2721.00 sq ft

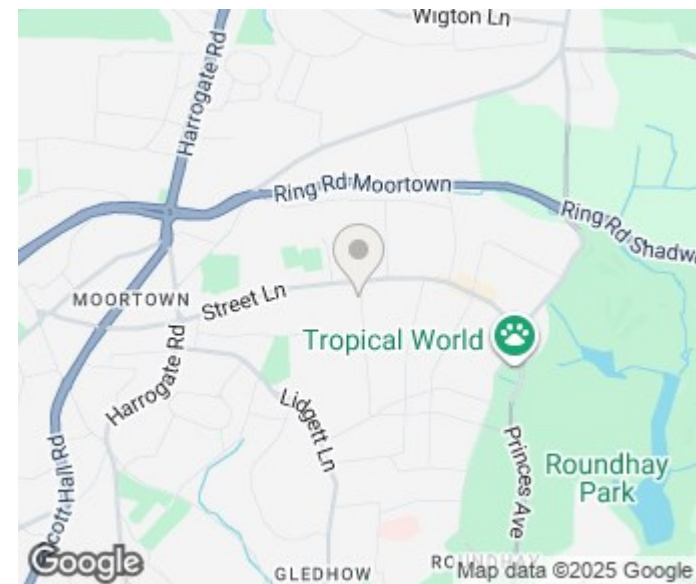
Tenure – Freehold





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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