



67 OLD PARK ROAD LEEDS, LS8 1JB

£1,350,000
FREEHOLD

Monroe is delighted to present this stunning seven-bedroom detached character home, beautifully maintained and ideally positioned in the highly desirable Roundhay area. Boasting spacious, versatile living accommodation across multiple floors, the property perfectly combines period charm with modern family functionality. Located within the prestigious Roundhay School catchment and offering views over Roundhay Park, this exceptional home provides a rare opportunity to enjoy both privacy and a prime, sought-after location.

MONROE

SELLERS OF THE FINEST HOMES

67 OLD PARK ROAD

- Seven generously sized bedrooms
- Detached property providing privacy and a strong sense of exclusivity
- Situated in the highly sought-after Roundhay area
- Spacious and well-proportioned living areas ideal for entertaining and everyday living
- Versatile layout adaptable to home working, multi-generational living or leisure use
- Set within a desirable residential location close to Roundhay Park
- Excellent access to local amenities, shops, cafés and restaurants
- Highly regarded schools within close proximity
- Strong transport links to Leeds city centre and surrounding areas
- A rare opportunity to acquire a substantial family home in a prime location



67, Old Park Road Leeds, LS8 1JB

Upon entering this impressive early-1900s, stone-built detached residence, you are immediately struck by the scale, character, and sense of privacy the home offers. Extending to over 4,000 sq ft of versatile living space, the ground floor showcases a series of beautifully proportioned reception rooms, all flowing seamlessly from a central hallway. A generous lounge, an elegant living room featuring a classic bay window, and a formal dining room create exceptional spaces for both everyday family life and larger gatherings. The kitchen/breakfast room is equally well proportioned, offering ample space for meal preparation and informal dining while maintaining a strong connection to the heart of the home. All rooms are bathed in natural light, with large windows enhancing the sense of space and providing a bright, airy atmosphere throughout the day.

The first floor continues to impress with four well-sized double bedrooms, two of which are particularly spacious, along with two bathrooms. This level is thoughtfully arranged to balance privacy and practicality, making it ideal for growing families.

The second floor features a spacious landing flooded with natural light, providing access to three additional bedrooms and a bathroom, including an en suite on the top floor and a useful airing room with ample storage. The generous proportions on this level offer flexibility to create your own layout, whether for guest

accommodation, home offices, hobbies, or leisure spaces.

The substantial basement further enhances the home's versatility, presenting space for a utility area, extensive storage, a potential home gym, or bespoke lifestyle space, allowing a new owner to personalise the property to their requirements. All with functioning radiators in all except the toolroom.

Externally, the property enjoys a generous garden, garage to the rear with ample off street parking and outside w/c for convenience. Surrounded by mature trees and established greenery, providing a high degree of privacy and tranquillity. Situated on a quiet road within a peaceful cul-de-sac, corner plot the home benefits from minimal passing traffic and a serene, family-friendly setting while remaining conveniently located for Roundhay's excellent amenities, schools, and green spaces. Both front and back gardens are facing East/south/west and benefit from all day sun.

This is a rare opportunity to acquire a substantial, characterful family home in the heart of Roundhay—offering period charm, abundant natural light, complete privacy, and exceptional space, all within one of Leeds' most desirable and sought-after addresses.

REASONS TO BUY

- Seven generously sized bedrooms
- Detached property overlooking Roundhay Park
- Roundhay School Catchment
- Located close to sport facilities in the park: football, cricket, bowling, golf, canoeing and kayaking, fishing, miles of walking
- Adaptable living space
- Excellent access to local amenities, shops, cafés and restaurants
- Strong transport links to Leeds city centre and surrounding areas
- A rare opportunity to acquire a substantial family home in a prime location

ENVIRONS

Roundhay, a highly sought after North Leeds suburb that boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, several championship golf courses, and a bowling green, which are complemented by a variety of yoga studios, fitness centres, and the weekly parkrun hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

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.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

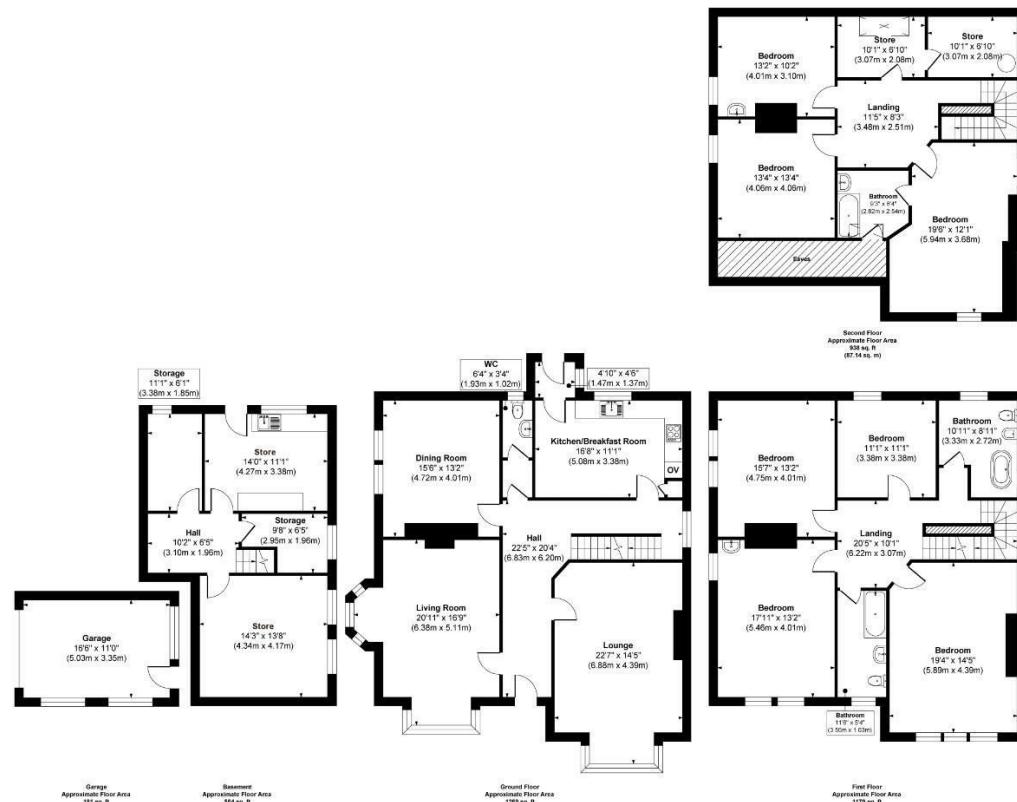
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 4131.00 sq ft

Tenure – Freehold

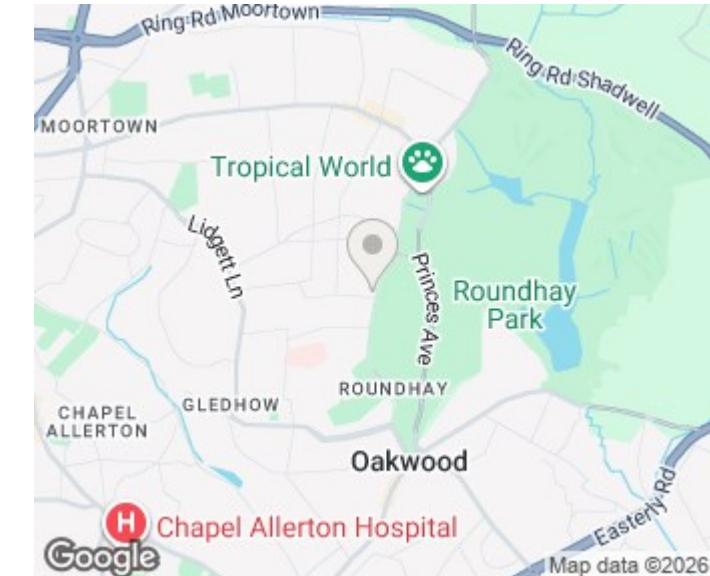




Approx. Gross Internal Floor Area 4131 sq. ft / 383.76 sq. m (Including Garage)

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		72
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(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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