



14B PARK AVENUE, ROUNDHAY, LS8

OFFERS OVER £1,000,000



# A much-loved family home, situated on one of the most sought after avenue's in North Leeds.

Occupying an impressive and private plot, situated within walking distance of Roundhay Park, Canal Gardens, shops bars & restaurants on Oakwood parade and only moments from the vibrant Street Lane, making this an extremely popular and enviable location.

There are excellent schools within easy reach both public and private and the extremely popular Roundhay High School is just a stone's throw from the property. The house is ideally placed for access into Leeds city centre as well as the hospitals and on to the regions motorway network for travel further afield. London is just over two hours away via mainline train services which run from Leeds to London's Kings Cross.



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Tenure  
Freehold

Local Authority  
Leeds City Council

Council Tax Band  
Band G



SAMSUNG  
DIGITAL INVERTER  
10 YEAR WARRANTY





# Property Description.

Upon entry of this much-loved family home is an impressive and welcoming central reception hall with galleried landing. This incredible space feels like a reception room in itself and could be used for a variety of purposes to suit any potential buyer. There is also a cloakroom/WC.

To the right of the hallway, double doors lead through into a generous family room which spans the entire length of the property and flooded with natural light, with french doors leading out to the garden and dual aspect windows, providing views over both the front and rear of this generous wrap around plot.

Adjacent to the family room is a good sized home office with views over the rear garden - creating a perfect space to work from home - this flexible space could also double up as a play room or be opened through into the living kitchen/ diner.

To the left of the hallway is a modern and sleek living/dining kitchen. Newly fitted in 2017, the contemporary kitchen has all the modern features you'd expect, from the LVT wood-effect flooring to the neutral palette selected for the walls and a slick white L-shaped countertop. The current owners have chosen top-of-the-range appliances, including an American-style fridge freezer, induction hob and double oven.

The working part of the kitchen flows immediately into an informal dining area, a more formal dining area and a snug/TV space, with french doors out to the garden.

'The Snug' is a popular part of the home where the family can watch TV together after their evening meal. The advantage of this kitchen is that it is so versatile. With so much available space, you can quite easily redesign the layout to suit your family's unique lifestyle and having an adjacent double garage, means there is huge scope for any future buyer to knock through and increase the size, adding bifolds out to the fabulous rear garden. - \*subject to planning.





To the first floor, the striking galleried landing provides access to four fantastic double bedrooms.

The principal suite offers generous space with built in wardrobes and a recently fitted, modern ensuite shower room.

Across the hallway are three further double bedrooms - all maximising their space with built in wardrobes/storage - serviced by a truly beautiful and luxurious house bathroom. Newly fitted in 2022 it offers both walk-in shower and a separate bath - ideal for families with little ones - as well as a stylish vanity unit with his and hers sinks.

There is also an airing cupboard and a boarded loft.

## Outside

The house itself is perfectly placed within its grounds, which wrap around the property, creating total privacy and a real green leafy outlook from every room in the house.

To the rear of the property the garden is mainly laid to lawn with planted borders, a pond, an extensive raised patio seating area - which is ideal for a BBQ & dining in the summer with family and friends, whilst the children are running around on the lawn. The garden continues to wrap around the property joining an equally good sized and extremely private front lawn. The entire plot is framed by well-manicured and mature hedging - creating complete privacy whilst being totally secure for pets and children. To the front is a driveway for at least four cars and the potential for any future buyer to build a smart and stylish oak framed car port, which would allow for even more parking if required. There is also access into the double garage.

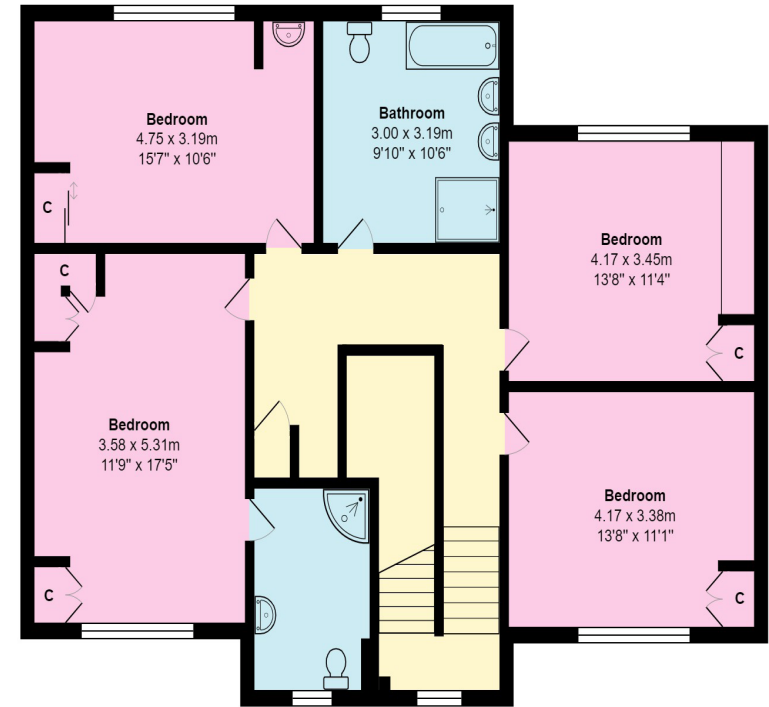








Ground Floor



First Floor

Total Area: 242.4 m<sup>2</sup> ... 2609 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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Particulars dated September 2022. Photographs and videos dated September 2022.

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