



97 King Lane, Moortown, Leeds, LS17 5AX



Key Features

- Discretely positioned off King Lane
- Over 7,400 sq.ft. of accomodation
- Generously proportioned reception rooms
- Cinema room, games room and playroom
- Three ground floor bedrooms, with ensuites
- Five first floor bedrooms, two with ensuites
- Two further luxury bathrooms
- Two private gardens
- Integral double garage
- Highly sought after Moortown location



A hidden gem, in the heart of Moortown, with over 7,400 sq.ft. of adaptable family space with two gardens and gated driveway.





Set well back from King Lane and screened behind mature trees, the property is approached via a long, gated driveway that immediately establishes a sense of arrival and seclusion. Despite its tranquil setting, the home remains within easy reach of excellent schools, local shops, restaurants, and major transport links including the airport and motorway network, making it ideal for family life and commuting alike.

The current owners have significantly extended and upgraded the property to create a layout tailored to modern multi-generational living. The ground floor is both expansive and flexible, offering a choice of reception spaces including a cinema room, games room, playroom and formal living and dining areas. Three ground floor bedrooms all benefit from ensuite facilities, offering ideal space for guests or dependent relatives. The principal suite features a luxurious walk-in dressing room alongside a private bathroom.

At the heart of the home is a striking split-level kitchen fitted with premium German appliances, Corian worktops, a generous breakfast island and Bifolding doors opening onto one of two beautifully landscaped private gardens. Adjacent to the kitchen is a sizeable utility/laundry room providing additional practicality and storage.

Upstairs, five further bedrooms are arranged across two separate staircases at either end of the house, offering excellent privacy and flexibility for family members, guests, or live-in support. Two bedrooms benefit from en suite bathrooms and an expansive family bathroom serves the remaining bedrooms.

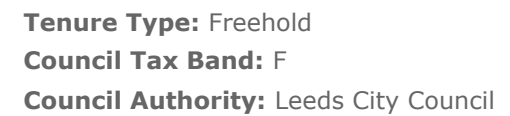
Thanks to its scale and thoughtful layout, part of the home could be discreetly adapted to create self-contained accommodation, perfect for older children, guests, relatives, or live-in staff.

Externally, the property occupies a substantial and exceptionally private plot with two well-tended gardens, ample driveway parking for multiple vehicles and an integral garage, all set within a mature, peaceful landscape rarely found in such a central North Leeds location. The extensive facilities of Moortown Corner and the vibrant bars, cafes and park in Roundhay are also a short drive away.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



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