



FLAT 1 THE ASHWOOD LEEDS, LS6 2FF

£2,200 PER MONTH

This exceptional, chain-free duplex apartment spans over 2,200 sq ft within a Grade II listed 19th-century building in one of Leeds' most thriving areas. Beautifully combining period elegance with modern luxury, it features spacious living areas, a custom-built 2023 kitchen, and three stylish bathrooms, ideal for young professionals seeking both character and convenience.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 1 THE ASHWOOD

- Beautiful Duplex Apartment • Grade II Listed Building
- Over 2,200 sq ft • Three Bedrooms, Three Bathrooms
- Vibrant Leeds Location
- Period Charm with Modern Finish
- Available Immediately • No Pets Allowed
- Unfurnished • Parking for Two Cars



The Ashwood

Monroe is proud to present this exceptional, duplex apartment, a rare opportunity with over 2,200 sq ft of refined living space within a stunning Grade II listed residence. Built in the second half of the 19th century, this impressive home blends timeless period charm with modern luxury, all set in one of Leeds' most vibrant and thriving locations.

The ground floor hosts two generously sized double bedrooms, each featuring sleek, contemporary en-suites and integrated wardrobes that provide practical yet stylish storage space. A spacious snug offers excellent versatility, whether used as a home office, creative studio, or relaxing retreat. Adjacent to this, a dedicated study with additional built-in storage provides the perfect space for focused work or quiet reading. The ground floor is completed by a striking house bathroom, installed in 2023, showcasing a luxurious freestanding bath and a powerful, modern mixer shower.

Upstairs, the heart of the home reveals itself through a stunning, custom-built kitchen, fitted in 2023 and equipped with integrated appliances, quartz worktops, and ample storage, offering a perfect blend of function and form. The kitchen flows effortlessly into a spacious and light-filled open-plan living and dining area, ideal for entertaining guests or enjoying relaxed evenings.

The principle bedroom on this level enjoys generous proportions and built-in storage, delivering both comfort and practicality to suit modern lifestyles. With elegant touches throughout, this home has been thoughtfully designed to provide luxurious yet comfortable living across two impressive floors.

Externally, the property benefits from a private driveway with space for two vehicles, along with access to beautifully maintained communal gardens. Surrounded by warm, professional neighbours and positioned in one of Leeds' most desirable postcodes, this duplex offers the perfect balance of privacy, community, and convenience.

This is a rare chance to secure a truly exceptional home that blends heritage and high-end living in equal measure, one not to be missed.

REASONS TO RENT

- Grade II Listed Apartment
- Highest specification throughout
- Over 2200 sqft of space and storage
- Three generously sized bedrooms
- Modern kitchen with quartz worktops
- Stunning house bathroom with freestanding bathtub
- Lovely, friendly neighbours
- Off-street parking

ENVIRONS

Headingley is a highly desirable area, ideal for young professionals and families, thanks to the abundance of local amenities available right on the doorstep. It boasts an extensive array of shops, bars and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Transport links are easily accessible on foot, and frequent bus services provide direct routes into Leeds City Centre, as well as connections to wider destinations via Leeds City train station. Families will appreciate the nearby park featuring a children's play area and the convenience of the local library, supermarkets, and healthcare facilities.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

VIEWING ARRANGEMENTS

Strictly through the Monroe Lettings & Property Management

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ADDITIONAL INFORMATION

Local Authority – Leeds

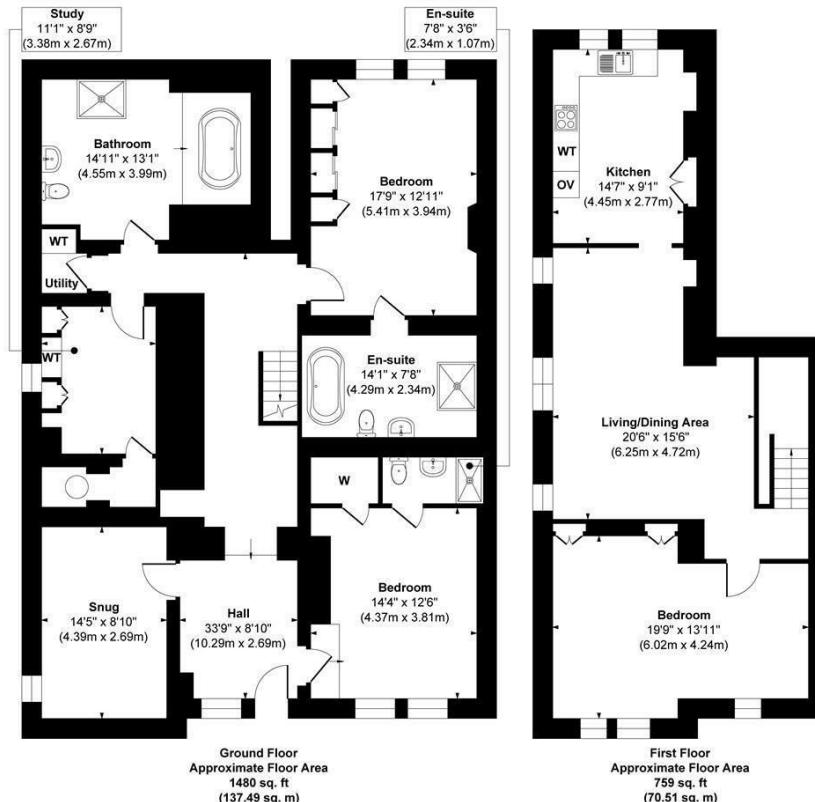
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 2239.00 sq ft

Tenure –





Approx. Gross Internal Floor Area 2239 sq. ft / 208.00 sq. m

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 | 77 |
| (55-68) | D | 78 |
| (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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