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Park Edge, 66 Old Park Road, Roundhay, Leeds, LS8 1JB

Energy Rating: TBC | Council Tax Band: G

Offers Over £1,500,000

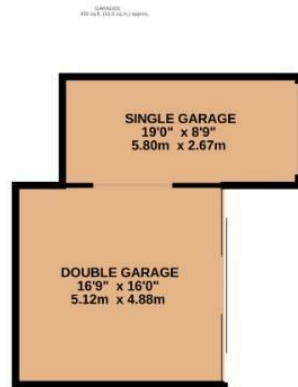
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ELEGANT DETACHED PERIOD DETACHED HOME ON A GENEROUS CORNER PLOT BESIDE ROUNDHAY PARK - MAGNIFICENT ORIGINAL FEATURES - FIVE DOUBLE BEDROOMS AND TWO BATHROOMS - DOWNSTAIRS W/C AND WASH ROOM - DOUBLE GARAGE, SINGLE GARAGE AND POTTING SHED - BEAUTIFUL GARDENS TO ALL SIDES AND GATED DRIVEWAY - MASSIVE POTENTIAL TO EXTENDED SUBJECT TO PLANNING - THREE RECEPTION ROOMS AND A CONSERVATORY - ROUNDHAY - AVAILABLE WITH NO CHAIN

Occupying a prime position on the edge of Leeds' iconic Roundhay Park, this impressive five bedroom, detached period property sits on a substantial plot with massive potential to extend and make additions, subject to the appropriate planning permissions. Brimming with character and original features, this detached home boasts a wealth of original features, including ornate cornicing, high ceilings, wood panel walls and stunning period fireplaces. Located in the heart of Roundhay, the property is close to good and outstanding primary and secondary schools, including Roundhay High School, as well as, cafes, shops, restaurants, pubs, bars and of course Roundhay park with all it has to offer. There are expansive gardens to all sides, a double garage, single garage, gated driveway, store room and potting shed externally. Inside, the spacious ground floor includes a welcoming grand entrance hall, lounge, dining room, conservatory, sitting room, kitchen breakfast room, pantry, rear porch, wash room, downstairs w/c and store room. On the first floor, there is an ensuite master bedroom, landing, four further double bedrooms, store room and house bathroom. With Roundhay Park quite literally on your doorstep and the amenities of Street Lane just a short stroll away, this property offers a rare opportunity to own a piece of Roundhay's heritage in a truly unbeatable location. A must-see for those seeking space, charm, and a prestigious park-side setting. Energy Rating - TBC

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OLD PARK ROAD, ROUNDHAY, LEEDS, LS8 1JB

TOTAL FLOOR AREA : 3985 sq.ft. (370.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Open Porch
24'3" (max) - 6'0" (max)

Entrance Hall
23'0" (max) - 23'0" (max)
Original wood panel walls, built in cloakroom and store room, radiators, wall lights and stairs to the upper level.

Lounge
20'0" (max) - 19'6" (max)
Open fire with surround, bay window with window seat, radiators and wall lights.

Dining Room
15'3" (max) - 14'0" (max)
Radiators, wall lights, gas fire with surround and double doors to the conservatory.

Conservatory
14'0" (max) - 10'0" (max)
Tiled floor, radiator and French doors to the rear gardens.

Sitting Room
20'0" (max) - 18'0" (max)
Curved bay window overlooking the rear gardens, gas fire with surround, wood panel walls and radiators.

Kitchen Breakfast Room
19'6" (max) - 16'9" (max)
Central island with hob and breakfast bar, double fan oven, stainless steel sink with drainer, bay window with window seat, tiled splash back, tiled floor and a range of wall and base units.

Pantry
5'9" (max) - 5'6" (max)

Rear Porch
5'6" (max) - 4'3" (max)
Access to the side of the property.

Wash Room
5'6" (max) - 4'6" (max)
Radiator, half tiled walls, tiled floor, access to under stairs storage and wash hand basin.

Downstairs W/C
5'6" (max) - 3'0" (max)
Tiled floor, half tiled walls and w/c.

Store Room
4'0" (max) - 2'9" (max)

Landing
29'9" (max) - 11'6" (max)
Wood panel walls, feature stain glass window, wall lights and stairs to the lower level.

Store Room
6'0" (max) - 3'6" (max)
Housing the hot water tank.

Master Bedroom
20'0" (max) - 18'0" (max)
Radiators, built in wardrobes and curved bay window with long distance views over the park.

Ensuite Bathroom
9'6" (max) - 9'0" (max)
Half tiled walls, tiled floor, panel bath with shower over, wash hand basin, radiator and w/c.

Bedroom Two
20'0" (max) - 15'3" (max)
Duel aspect windows, radiator and built in storage.

Bedroom Three
15'3" (max) - 14'0" (max)
Wall lights, radiator and built in storage.

Bedroom Four
14'3" (max) - 9'3" (max)
Radiator and built in storage.

Bedroom Five
11'0" (max) - 10'9" (max)
Radiator and built in storage.

House Bathroom
14'3" (max) - 7'3" (max)
Fully tiled walls and floor, heated towel rail, shower cubicle with glass enclosure, wash hand basin, radiator, panel bath and w/c.

Front Gardens
Grassed lawns, mature trees, hedges, bushes, flower beds and walkways.

Driveway
Resin finished and gated with parking for several vehicles.

Double Garage
16'9" (max) - 16'0" (max)
Sliding garage doors, opening to the single garage, power and lights.

Single Garage
19'0" (max) - 8'9" (max)
Roll up garage door, power and lights.

Potting Shed
8'3" (max) - 6'9" (max)
Solid built structure with power and lights.

Outdoor Store Room
9'0" (max) - 5'3" (max)
Housing the central heating boiler.

Rear and Side Gardens
Mainly grassed lawns with mature trees, flower beds, plants, bushes, shrubs, hedges and a tennis court to the rear that has become overgrown and needs attention.

Energy Efficiency Rating

	Current	Potential
<div>Very energy efficient - lower running costs</div> <div><div>(92 plus)A</div><div>(81-91)B</div><div>(69-80)C</div><div>(55-68)D</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div>		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. - All measurements are approximate. If you are thinking of selling your home or just curious about its value, we would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & Wales

EU Directive 2002/91/EC



