



FOUR
SYKE
LANE
SCARCROFT

OFFERS OVER
£975,000

INTRODUCTION

CONSIDERED CONTEMPORARY LIVING

4 Syke Lane presents a rare opportunity to acquire an exceptional detached residence in one of North Leeds' most prestigious settings. Privately positioned behind electric gates, this beautifully appointed home combines contemporary design, high-quality finishes and landscaped gardens to create an outstanding family residence.

Meticulously renovated and thoughtfully upgraded, the property showcases excellent craftsmanship and refined interiors throughout. Spacious, stylish and designed for modern living, it offers an exceptional lifestyle opportunity in a highly sought-after location.





CONTEMPORARY LIVING

MODERN COMFORT



WELCOME TO

4 SYKE LANE

SCARCROFT



PROPERTY HIGHLIGHTS

- ◆ Stunning open-plan dining kitchen
- ◆ Light-filled orangery with bi-fold doors
- ◆ Four bedrooms and two bathrooms
- ◆ Principal bedroom suite with garden access
- ◆ Private landscaped garden and decked terrace
- ◆ Electric-gated driveway with ample parking
- ◆ Andersen EV charging point
- ◆ ADT monitored alarm system
- ◆ Integrated 360° CCTV security system
- ◆ Underfloor heating to selected rooms
- ◆ Dedicated utility room and pantry
- ◆ Versatile dressing lounge / bedroom four
- ◆ Premier residential setting in North Leeds
- ◆ Secluded garden offering excellent privacy





INTERIORS

A Thoughtfully Designed Home



Monroe Estate Agents are delighted to present 4 Syke Lane, a deceptively spacious and beautifully designed family home in the highly sought-after village of Scarcroft. Offering generous accommodation and a considered balance of style and practicality, the property is exceptionally well suited to modern family living.

The ground floor is centred around an impressive reception hall, leading to a principal bedroom suite with a walk-in wardrobe, patio doors opening onto the garden terrace and a luxurious en suite featuring twin basins, a walk-in shower and underfloor heating. A cloakroom and guest WC with bespoke storage further enhance the ground-floor accommodation.





INTERIORS

Space to Live and Entertain

At the heart of the home is the showpiece dining kitchen, designed for both family life and entertaining. Bespoke Shaker-style cabinetry, Corian worktops, a four-oven Rangemaster, integrated appliances, a custom-fitted leather banquette with marble dining table and feature lighting create a distinctive and highly functional setting.

A well-appointed utility room and pantry provide additional convenience, while a versatile adjoining room, currently used as a dressing lounge, could also serve as a bedroom or home office.

The kitchen flows into a spectacular light-filled orangery, creating an elegant living space with underfloor heating, an integrated media wall and concealed lighting. Expansive bi-fold doors open directly onto the decked terrace, creating a seamless indoor-outdoor connection overlooking the private landscaped gardens.

The first floor provides two beautifully presented bedrooms with bespoke wardrobes, vaulted ceilings and stylish finishes, alongside a beautifully appointed family bathroom featuring a roll-top bath, walk-in shower and fitted vanity. Generous attic storage completes the upper floor.





A high-end interior photograph of a kitchen and dining area. On the left, a kitchen island with a white countertop and a built-in wine cooler is visible. In the center, a round white dining table is surrounded by beige leather chairs. A large vase with greenery sits on the table. In the background, a large window or glass door opens up to a bright outdoor patio with a white sofa and a pergola. The ceiling features a large, modern circular light fixture. The overall aesthetic is clean, bright, and sophisticated.

EVERYDAY LIVING

BEAUTIFULLY CONSIDERED



An aerial photograph of a modern, light-colored house with a dark grey tiled roof. The house features a large, dark grey outdoor patio area with contemporary furniture, including sofas, armchairs, and a dining table. The patio is surrounded by lush greenery, including large trees and manicured hedges. In the background, other residential houses and a street with parked cars are visible. The text "CONTEMPORARY LIVING" is written in a small, white, sans-serif font above the main title. The main title "INSIDE AND OUT" is written in a large, white, serif font, centered over the patio area. Two vertical lines with diamond-shaped endpoints connect the text to the roof and the lawn.

CONTEMPORARY LIVING

INSIDE AND OUT

FOUR
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EXTERIORS

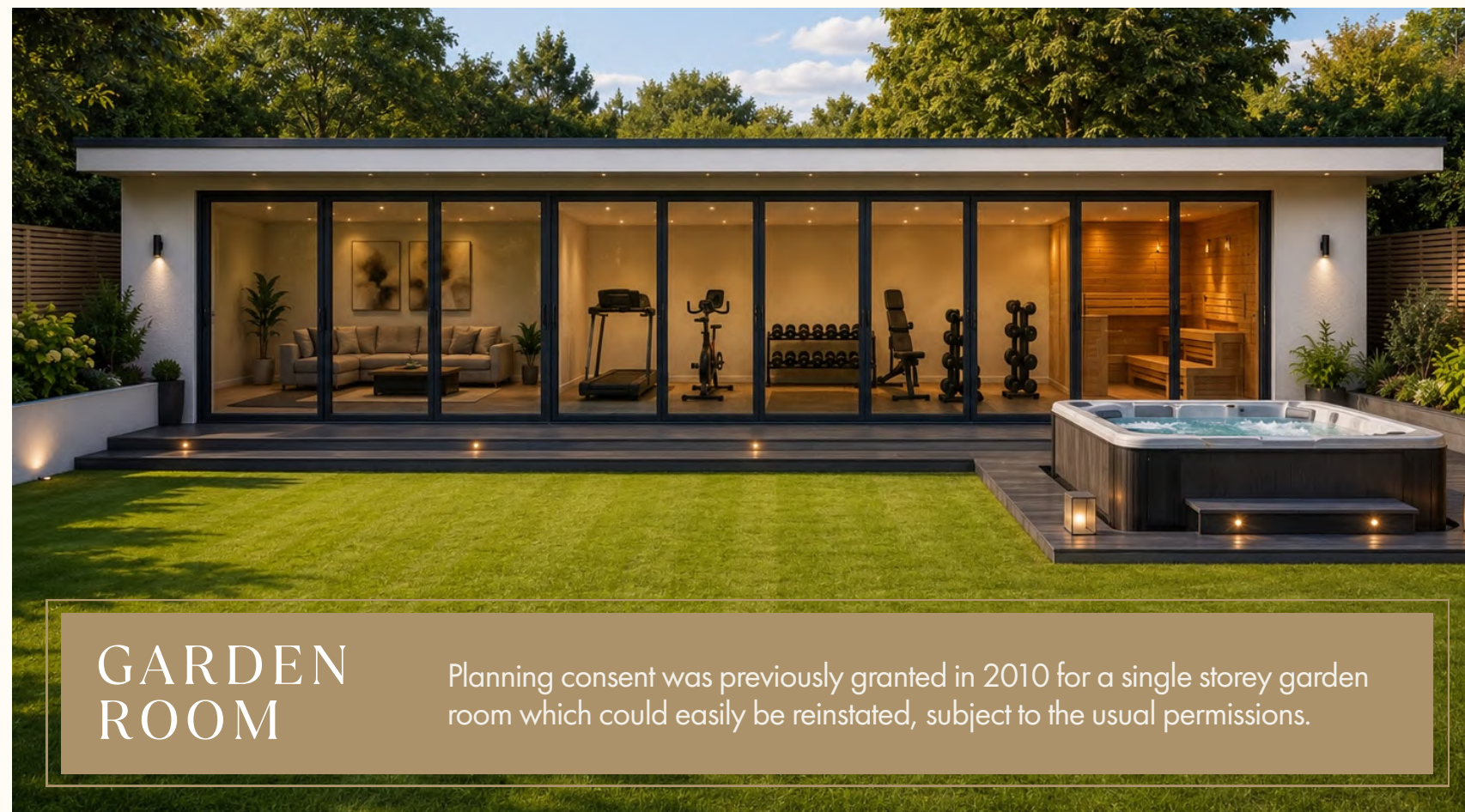
Gardens Made to Be Enjoyed

Outside, mature trees and hedging provide a wonderful sense of privacy and tranquillity. The landscaped rear garden features manicured lawns, rendered planters with hydrangeas and an extensive decked terrace, ideal for al fresco dining and evening entertaining. Integrated outdoor lighting further enhances the space.

A garden pergola occupies a generous section of the grounds and offers exciting potential for future development.

Planning consent was previously granted for a single-storey garden room under planning reference 20/08018/FU. Subject to the necessary consents, the space could provide an excellent opportunity to create a home office, gym, studio or additional living accommodation.

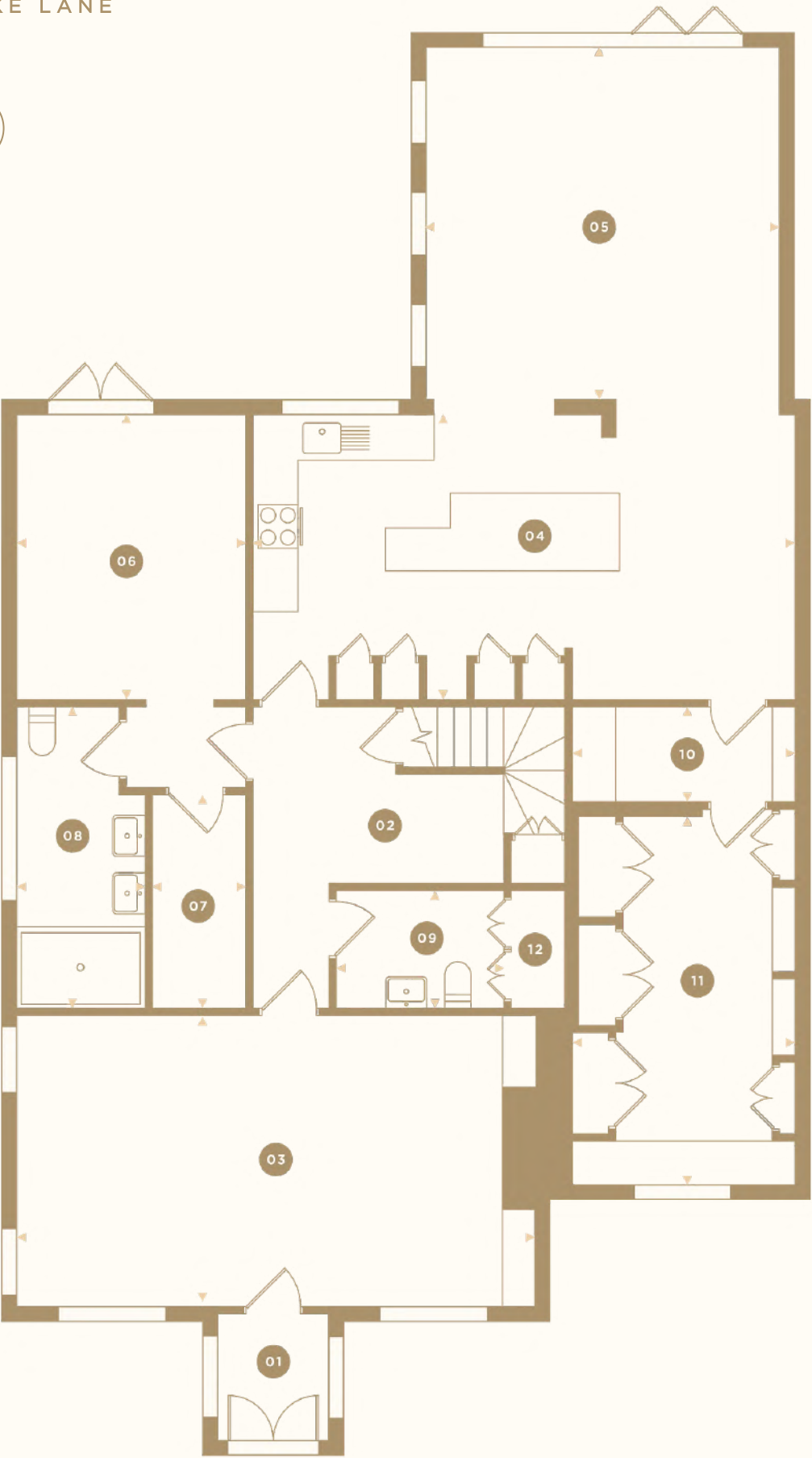
The property also benefits from a range of premium features, including an ADT monitored alarm system, 360° ProControl+ CCTV, an Andersen electric vehicle charging point and a newly installed Glow-worm boiler.



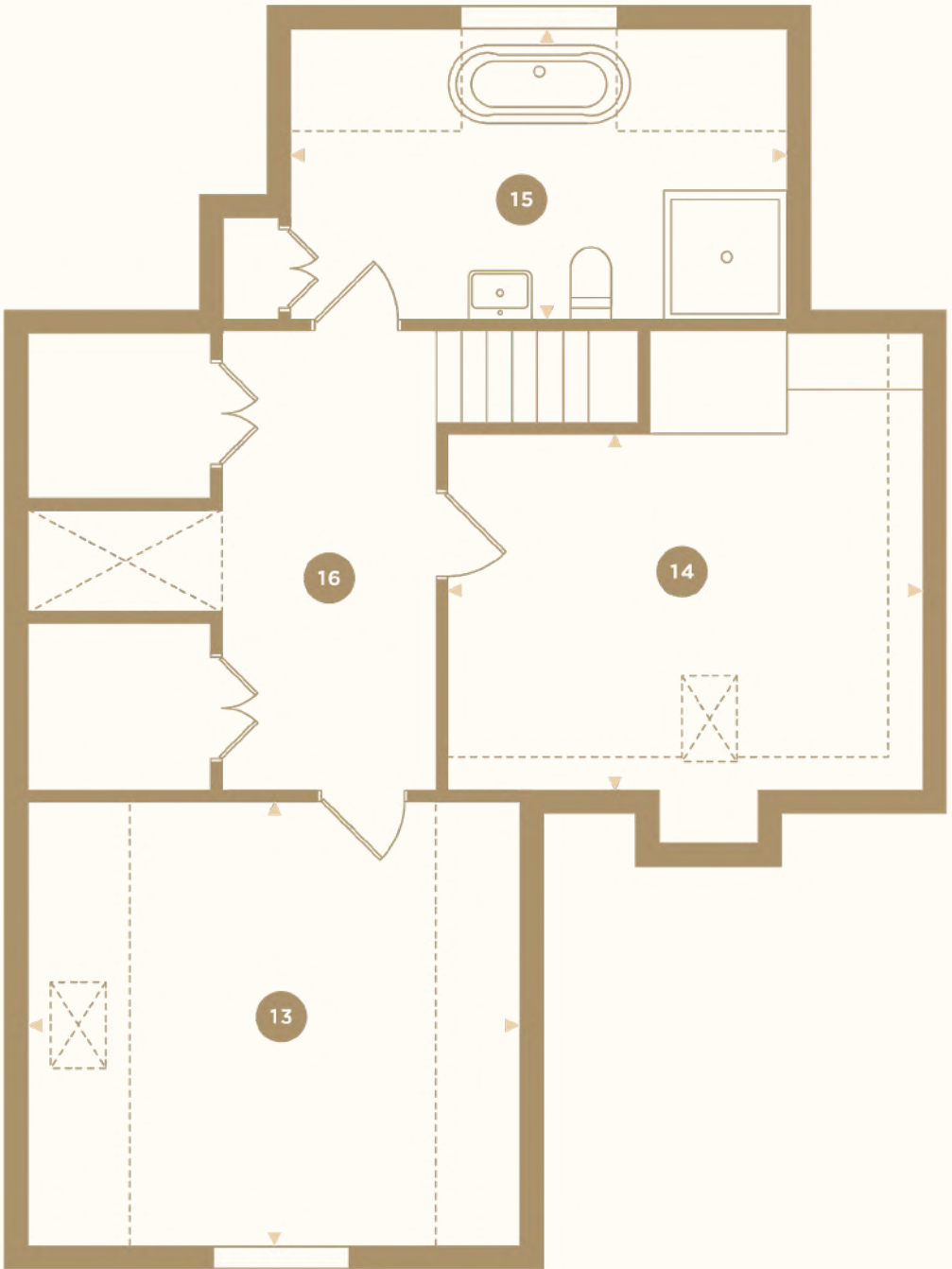
GARDEN ROOM

Planning consent was previously granted in 2010 for a single storey garden room which could easily be reinstated, subject to the usual permissions.





GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1,647 SQ FT 153.0 SQ. M

01	ENTRANCE PORCH	5'8" × 5'0"	1.73M × 1.52M
02	RECEPTION HALL	14'2" × 13'3"	4.32M × 4.04M
03	SITTING ROOM	23'3" × 13'0"	7.09M × 3.96M
04	OPEN-PLAN DINING KITCHEN	24'3" × 13'0"	7.39M × 3.96M
05	ORANGERY / FAMILY ROOM	15'10" × 15'9"	4.83M × 4.80M
06	PRINCIPAL BEDROOM	12'9" × 10'3"	3.89M × 3.12M
07	WALK-IN WARDROBE	8'9" × 4'2"	2.67M × 1.27M
08	EN SUITE SHOWER ROOM	12'9" × 5'8"	3.89M × 1.72M
09	GUEST WC	5'4" × 4'8"	1.63M × 1.42M
10	UTILITY ROOM	8'8" × 4'3"	2.65M × 1.30M
11	DRESSING LOUNGE / BEDROOM FOUR	13'4" × 8'8"	4.07M × 2.64M
12	CLOAKROOM / WC	10'2" × 4'8"	3.10M × 1.40M

FIRST FLOOR

656 SQ FT 60.9 SQ. M

13	BEDROOM TWO	14'5" × 13'3"	4.39M × 4.04M
14	BEDROOM THREE	13'11" × 10'2"	4.24M × 3.10M
15	FAMILY BATHROOM	14'7" × 8'8"	4.45M × 2.51M
16	LANDING	13'6" × 6'3"	4.11M × 1.91M

TOTAL

2,303 SQ FT 213.95 SQ. M

LOCATION

Village Living, Exceptionally Connected

Scarcroft is one of North Leeds’ most prestigious villages, ideally positioned within the renowned Golden Triangle of Leeds, York and Harrogate. The nearby suburbs of Moortown, Shadwell, Alwoodley and Oakwood offer excellent amenities, while the neighbouring villages of Collingham and Wetherby provide further lifestyle appeal with their boutique shops, cafes and restaurants.

The area is particularly well served for education, with highly regarded schools including The Grammar School at Leeds and Gateways School in Harewood nearby. Several championship golf courses are also within easy reach, while Street Lane in Roundhay offers a cosmopolitan mix of bars, restaurants and shops.



AROUND SCARCROFT

Leeds city centre, Wetherby and Harrogate are all within convenient driving distance. For commuters, the A1(M) and M1 are easily accessible, while Leeds Bradford Airport is approximately 25 minutes away by car.

4 Syke Lane offers a rare combination of space, comfort and convenience in one of North Leeds’ most sought-after residential settings.



Travel Times

RAIL

CROSS GATES STATION	7 MINS (2 MILES)
LEEDS STATION	15 MINS (5 MILES)
GARFORTH STATION	12 MINS (5 MILES)
WOODLESFORD STATION	18 MINS (7 MILES)
HEADINGLEY STATION	20 MINS (7 MILES)

ROAD

LEEDS CITY CENTRE	15 MINS
WETHERBY	20 MINS
WAKEFIELD	30 MINS
YORK	30 MINS
HARROGATE	35 MINS
BRADFORD	35 MINS

TRAVEL LINKS

M1 (JUNCTION 46)	5 MINS
A1(M)	12 MINS
LEEDS BRADFORD AIRPORT	25 MINS



*ALL LOCATION ON THE MAP ARE APPROXIMATE
AND TAKEN FROM GOOGLE MAPS

CONTACT

Arrange Your Private Viewing

To experience 4 Syke Lane for yourself, please contact Lucy Ward at Monroe Estate Agents. Viewings are available strictly by appointment.



LUCY WARD

SENIOR SALES NEGOTIATOR

01937 534 755

MONROE

LETTINGS & PROPERTY MANAGEMENT

F O U R
SYKE
LANE
S C A R C R O F T

