



FLAT 1, 199 OAKWOOD LANE ROUNDHAY, LS8 2PE

£550,000
SHARE OF FREEHOLD

Set over three stylish floors, this beautifully presented apartment offers spacious living just minutes from Roundhay Park. Featuring three bedrooms, three bathrooms, two office spaces, and a stunning kitchen diner, the home blends period charm with modern finishes. With off-street parking for three cars and a private garden, this is a rare opportunity in one of Leeds' most sought-after locations.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 1, 199 OAKWOOD LANE

- Stunning entry hall with high ceilings.
- Bright and charming main bathroom.
- En-suite bedroom with Velux window
- Charming Georgian staircase
- Fired glass earth tiles in the kitchen
- Cosy lounge with two original fireplaces
- Striking stained-glass skylight
- Private terrace with Yorkshire stone.
- Off-street parking for 2 cars.
- Tranquil garden with seasonal greenery



199 Oakwood Lane

Monroe is thrilled to introduce this stunning apartment split over 3 floors, which features access to a meticulously maintained garden and off-street parking for 3 cars. Nestled just minutes away from the expansive and picturesque Roundhay Park, this property offers the perfect combination of convenience and breathtaking natural surroundings. The ground floor welcomes you to the entry hall, which boasts high ceilings that set the tone of the grand property.

After going up the charming Georgian staircase, the property features impressive high ceilings and a contemporary, fully equipped kitchen diner with integrated appliances. The kitchen boasts beautiful granite countertops and stunning fired glass earth tiles throughout. The generous lounge is highlighted by two original fireplaces and a large bay window, creating a cozy atmosphere year-round. There's also a separate, tucked-away office space for added convenience. On this floor, you'll find the elegant primary bedroom, complete with built-in wardrobes and a fully tiled en-suite bathroom. To the left of the landing sits a gorgeous main bathroom with plenty of natural light and charm.

The second floor is crowned by a striking stained-glass skylight, elegantly placed by a beautiful chandelier. This level offers two additional bedrooms, including one

with a modern en-suite and Velux window. A designated office area sits opposite the smaller bedroom, while a neatly tucked-away shower room adds both convenience and charm.

Externally, the property offers off-street parking for up to two vehicles, along with access to a private terrace with classic Yorkshire stone features. Full of greenery and natural beauty, the garden provides a peaceful space to enjoy throughout the seasons.

REASONS TO BUY

- Stunning 3-Floor Split Apartment
- Close to Excellent Amenities and Roundhay Park
- Off-Street Parking for 2 Cars
- Meticulously Maintained Garden
- Charming Character Property
- Private Terrace with Yorkshire Stone

Environs

This property is situated within a short walking distance of Canal Gardens and Roundhay Park. It is also close to various amenities in Oakwood and Street Lane, including popular restaurants, café bars, small supermarkets, and a variety of shops.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is shared freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

FLAT 1, 199 OAKWOOD LANE





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

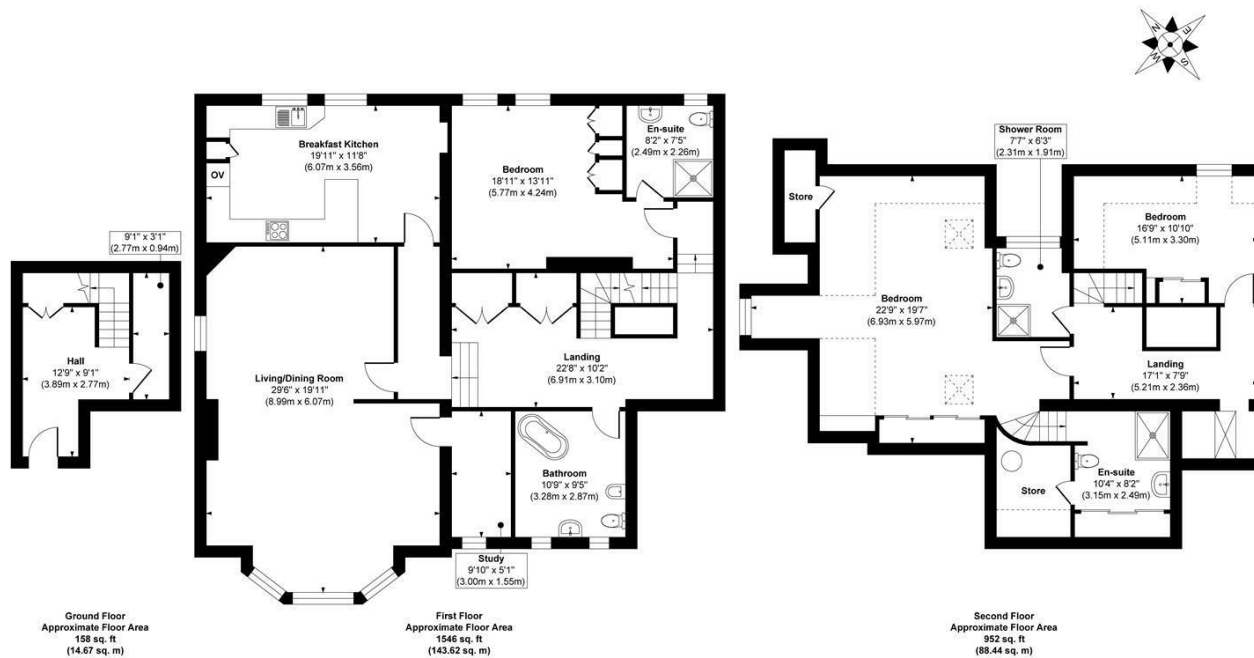
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2656.00 sq ft

Tenure – Share of Freehold





Approx. Gross Internal Floor Area 2656 sq. ft / 246.73 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		
(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	

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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