



**PARKSIDE ROAD**  
LEEDS, LS16 8PB

**£1,100,000**  
FREEHOLD

Looking for a spacious barn conversion with over two acres of land? This North Leeds property is something special.

**MONROE**

SELLERS OF THE FINEST HOMES

# PARKSIDE ROAD

- Barn Conversion • Beautiful South Facing Gardens • 2.2 Acres • Four double bedrooms • Three Bathrooms • Garage • 3394 Sqft • Modern Throughout • Open Plan Kitchen & Diner • Excellent Travel Links



Monroe is delighted to present this stunning property which sits on over two acres of land. Step out into the south-facing gardens and immerse yourself in the tranquillity and greenery that surrounds you. With four luxurious bedrooms, this property offers the ultimate in sophistication and style.

Upon entering, you will be mesmerized by the stunning and spacious open-plan kitchen and dining area that comes equipped with custom-built appliances. This leads to a bright and airy living room that features a wonderful log burner and double doors that open onto the Indian stone terrace, perfect for hosting gatherings and events.

This breathtaking property offers four elegantly furnished double bedrooms and three exquisitely designed modern bathrooms equipped with state-of-the-art amenities.

Externally this property boasts a spacious two-acre land, providing ample space for outdoor activities and endless possibilities for landscaping and gardening. The south-facing gardens offer an abundance of natural sunlight, allowing for a variety of plant life to flourish. The Indian stone patio offers a beautiful and inviting space for gatherings, with its durable and attractive surface that can accommodate a large group of people.

## REASONS TO BUY

- Detached Modern Barn Conversion
- Four double bedrooms
- Sought-after location in North Leeds
- Excellent school catchment
- Contemporary open plan kitchen/diner
- 3394 Sqft
- Private Gardens 2.2 Acres
- Garage

## ENVIRONS

Situated in North Leeds, it is highly sought after. It offers easy access to the best amenities and schools in the area, including David Lloyd, GSAL, Moorlands School, various golf clubs, restaurants, and shops. The Ring Road A6120 provides excellent transport links to Bradford, Harrogate, York, and the motorway networks (M1, M62, A1). There are convenient nearby amenities on Otley Road, such as a Co-op and a Post Office. Additionally, Horsforth and Headingley are just a short drive away and offer a wide range of shops, bars, and restaurants.

## 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 freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent-Monroe Estate Agents

## PARKSIDE ROAD





## PARKSIDE ROAD

### ADDITIONAL INFORMATION

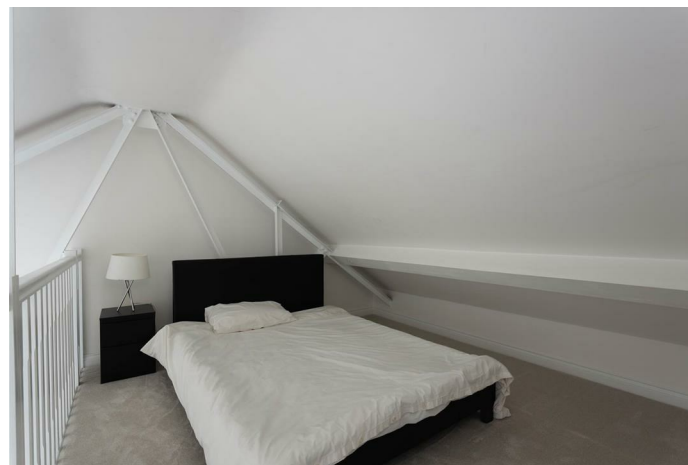
**Local Authority** – Leeds City Council

**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 3394.00 sq ft

**Tenure** – Freehold

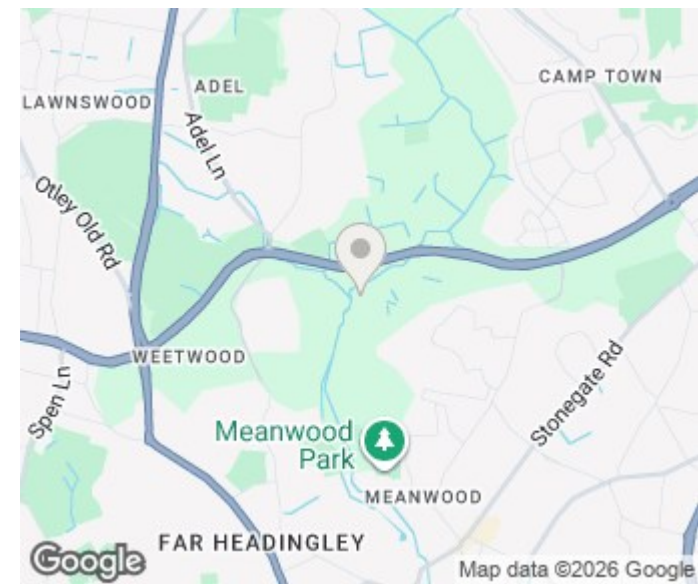




**Approx. Gross Internal Floor Area 3394 sq. ft / 315.30 sq. m (Including Garage)**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	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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