



622, HARROGATE ROAD,
LS17 8WA

£285,000
LEASEHOLD

Monroe is delighted to present this impressively spacious and thoughtfully laid-out apartment situated in the sought-after development of The Highlands on Harrogate Road. Boasting a remarkably generous footprint, this home offers an incredible blend of open-plan versatility, generous bedroom proportions, and modern conveniences—perfect for professionals, couples, or buyers looking to downsize without compromising on living space.

MONROE

SELLERS OF THE FINEST HOMES

622, HARROGATE ROAD,

- Prime Location: Situated in a highly desirable area on Harrogate Road in Leeds.
- Sold chain free
- Two Full Bathrooms: Includes a private en-suite and a separate guest shower room.
- Two Double Bedrooms: Unusually large bedrooms with built-in wardrobes.
- Dedicated Dining Area: Plenty of room for formal dining and hosting family gatherings.
- Ample Built-In Storage: Features a dedicated store room plus extra hallway cupboards.
- Great Flow & Layout: Modern open-plan social space paired with quiet, secluded bedrooms.
- Ideal for Downsizing: All the room of a house without the maintenance hassle.
- Move-In Ready Setup: Functional modern kitchen equipped with integrated appliances.



Upon entering the property, you are greeted by a long, welcoming entrance hall that sets a bright and airy tone for the rest of the residence. Near the main entrance, a dedicated separate shower room serves guests and features a walk-in shower, basin, and WC. Further down the hall, practical storage is well accounted for with a built-in store room alongside additional cupboard space, ideal for keeping day-to-day items neatly tucked away.

At the heart of the home lies an open-plan living and dining space. The expansive living room offers a vast, light-filled area for relaxation and seamlessly transitions into a dedicated dining zone. Positioned just off the dining area is a kitchen fully equipped with a hob, sink, and integrated oven, offering a functional cooking setup with easy access to the main reception space.

The accommodation features two substantially sized double bedrooms, both situated quietly off the main hallway. The principal bedroom suite includes built-in fitted wardrobes and direct access to a private en-suite shower room. The second double bedroom is equally generous, complete with its own built-in storage, making it perfect for guests, family, or a dedicated home office setup.

Designed exclusively for the over-55s, the development offers the perfect balance of independent living and

added peace of mind. A resident warden is available on-site Monday to Friday, while the apartment is equipped with a 24-hour emergency call system linked to a monitoring service, ensuring assistance is always available should it be required.

Further enhancing the property's appeal is a private allocated parking space within the secure underground residents' car park, providing convenient, sheltered parking with direct access to the development.

REASONS TO BUY

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ENVIRONS

This home is situated in Moortown, and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting, but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city centre and Ring Road.

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 leasehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band D

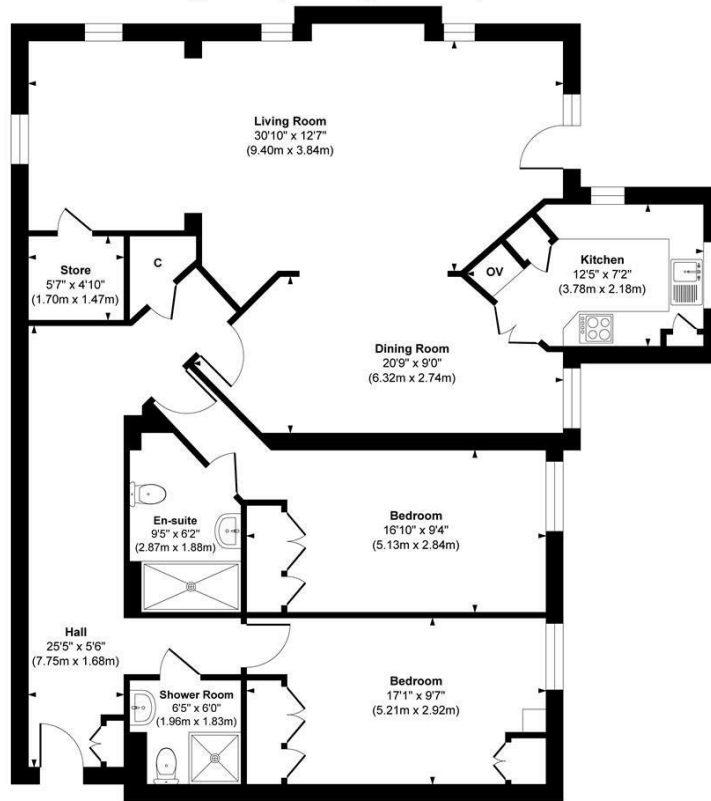
Viewings – By Appointment Only

Floor Area – 1367.00 sq ft

Tenure – Leasehold



The Highlands, Harrogate Road, Leeds



Approx. Gross Internal Floor Area 1367 sq. ft / 126.99 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	77
(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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