



Flat 2, 29 The Avenue, Roundhay, LS8 1JG



Key Features

- Three double-bedroom duplex apartment
- Generous accommodation over two floors
- Period property with charming original features
- Private entrance via shared porch
- Elegant lounge with turret-style bay window
- Stylish dining kitchen with central island
- High ceilings, fireplaces and exposed beams
- Versatile home office and dressing room
- Communal gardens and single garage
- Prime Roundhay location near park and shops



Set along one of Roundhay's desirable tree-lined avenues, this charming three-bedroom duplex apartment combines period character with spacious, versatile accommodation.





With its distinctive architecture, generous proportions and wealth of original features, the apartment has a lovely sense of individuality, offering the charm and feel of a traditional home with the convenience of apartment living. Arranged across the first and second floors, the accommodation is both spacious and welcoming, with high ceilings, decorative cornicing, beautiful fireplaces and exposed timber beams adding character throughout.

The property is approached through a charming shared entrance porch, where beautiful original mosaic floor tiles provide a wonderful first impression. From here, a separate private entrance opens into the apartment's own hallway and staircase, leading to the main living accommodation.

The first floor offers an inviting collection of rooms, including a particularly lovely lounge with a distinctive turret-style bay window, creating an attractive space to relax and enjoy the outlook. The generous proportions, elegant ceiling detailing and feature fireplace all contribute to the warmth and character of this room.

The spacious kitchen is equally appealing, thoughtfully designed to provide a practical yet welcoming space for everyday living. Attractive sage green shaker-style cabinetry is complemented by generous work surfaces and a central freestanding island, creating a lovely setting for cooking, dining and entertaining.

Also on this level is a generous double bedroom, currently used as a home office and study. This wonderfully versatile room offers the flexibility to be enjoyed as an additional reception room, bedroom or workspace, depending on individual requirements.

A family bathroom and separate W/C complete the accommodation on this floor.

The second floor has a particularly charming and individual feel, with exposed timber beams, interesting rooflines and original fireplaces creating beautifully characterful spaces. Two further double bedrooms, one with built in storage, offer comfortable accommodation, complemented by a modern ensuite shower room.

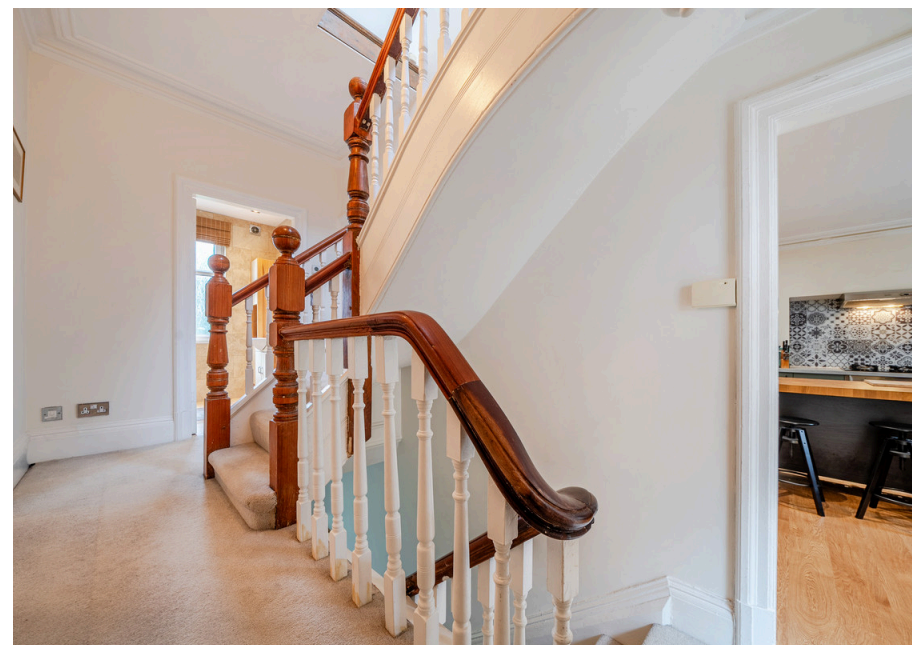
Outside, the property enjoys the attractive surroundings of mature, well-established communal gardens, with a lovely sense of greenery and space. A shared driveway provides access to a single garage, a particularly welcome addition in such a desirable residential setting.

The Avenue is a highly regarded residential address, perfectly positioned for enjoying everything this wonderful part of North Leeds has to offer. Roundhay Park, with its beautiful lakes, woodland walks and extensive open spaces, is close by, while the vibrant amenities of Street Lane provide an excellent selection of independent shops, cafés, restaurants and everyday conveniences. Leeds city centre is also easily accessible, making this an ideal location for those looking to enjoy both peaceful surroundings and excellent connectivity.

The property is held on a long leasehold basis with approximately 954 years remaining. The lease specifies an annual ground rent of £10. There is no fixed annual service charge, with maintenance and upkeep costs shared between the relevant apartments as required. Buildings insurance is arranged annually by the freeholder, the cost is shared equally between the four properties.

Please note: The above leasehold information has been provided by the seller and is intended as a guide only. All details, including lease terms, ground rent, maintenance arrangements and associated costs, should be independently verified by the purchaser's solicitor as part of the conveyancing process.

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



The Avenue, Roundhay, Leeds, LS8

Approximate Area = 1227 sq ft / 113.9 sq m

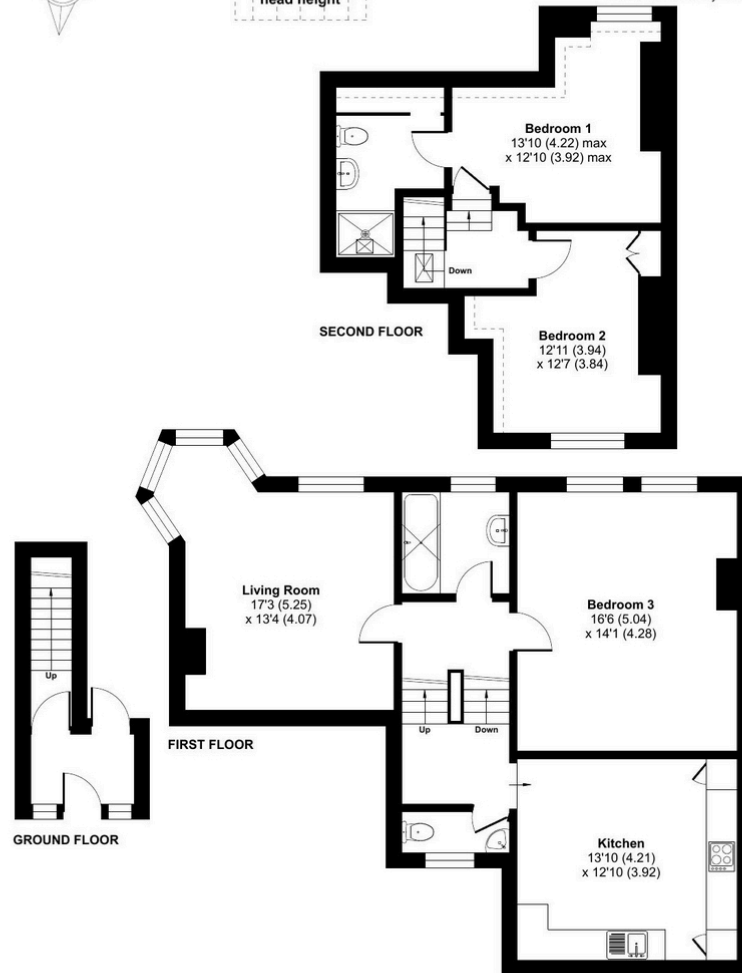
Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1252 sq ft / 116.2 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Butler Ridge. REF: 1526664

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		69	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82+)	A		
(61-81)	B		
(40-60)	C		
(21-39)	D		
(10-19)	E		
(1-9)	F		
(0)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		66	75

Tenure Type: Leasehold

Council Tax Band: D

Council Authority: Leeds City Council

