



## 24 ST. MARTINS ROAD LEEDS, LS7 3LX

£599,950  
FREEHOLD

Monroe are delighted to reintroduce this substantial and highly versatile seven-bedroom semi-detached home, nestled on the ever-popular St Martins Road in the heart of Chapel Allerton.

Offering an impressive 2,536 sq ft of accommodation, this characterful 1930s property is perfectly suited to multi-generational living, growing families, or buyers seeking flexible space for home working, entertaining, and hosting.

Arranged over multiple levels, the home features seven well-proportioned bedrooms, three generous reception rooms, and four bathrooms, providing exceptional adaptability as family needs evolve. The multiple reception spaces lend themselves equally well to family lounges, formal entertaining rooms, playrooms, or home offices, allowing buyers to tailor the layout to their lifestyle.

Chapel Allerton remains one of North Leeds' most desirable neighbourhoods, renowned for its vibrant mix of independent shops, cafes, bars, excellent schools, green spaces, and strong transport links—making it equally appealing to families and professionals.

MONROE

SELLERS OF THE FINEST HOMES

## 24 ST. MARTINS ROAD

- Great family home • Ample storage in the home
- Turn key property • Filled with natural light throughout
- Spacious garden • Sought after location
- Features a garage and additional off street parking
- Modern layout throughout • Large reception rooms
- Rich in local amenities



### 24, St. Martins Road Leeds, LS7 3LX

The property offers a versatile and thoughtfully arranged layout, ideally suited to modern and multi-generational family living. The ground floor provides three generous reception rooms, offering flexibility for family lounges, home offices, or entertaining spaces.

At the heart of the home is the open-plan kitchen and dining area, overlooking the landscaped rear garden and filled with natural light—an inviting space for everyday living and family gatherings. A separate formal dining room adds further flexibility for hosting, while a convenient WC completes the ground floor.

The first floor comprises four well-proportioned bedrooms, a family bathroom, and a separate WC. The second floor offers two additional bedrooms, including one with a modern en-suite, along with excellent storage throughout—making the home highly practical for growing or extended families.

Externally, the property benefits from a garage, ample off-street parking, and a generous, fully enclosed rear garden providing privacy, security, and space for outdoor entertaining and family life.

#### REASONS TO BUY

- Substantial seven-bedroom home with flexible multi-level accommodation

- Ideal for multi-generational living or larger families
- Multiple reception rooms perfect for home offices, entertaining, and family life
- Light-filled open-plan kitchen/dining space overlooking the garden
- Turn-key condition with a modern, practical layout throughout
- Excellent storage across all floors
- Generous, private rear garden ideal for families and entertaining
- Garage plus off-street parking for multiple vehicles
- Sought-after Chapel Allerton location with strong long-term appeal
- Walking distance to local amenities, cafes, and green spaces

#### ENVIRONS

Situated within walking distance of Chapel Allerton's vibrant high street, the property enjoys easy access to a wide range of independent shops, cafes, bars, and restaurants. Nearby Gledhow Valley Woods offers a peaceful green escape, ideal for walks, exercise, and family time, further enhancing the appeal of this highly regarded neighbourhood.

#### 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

24 ST. MARTINS ROAD







## 24 ST. MARTINS ROAD

### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

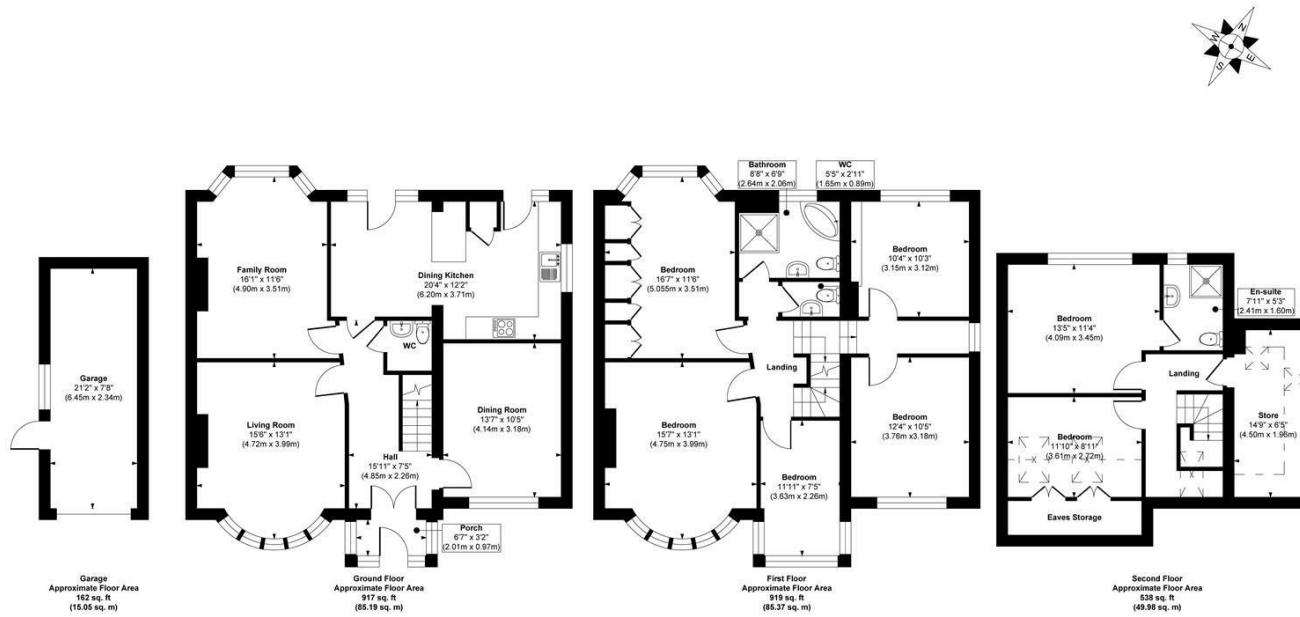
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 2536.00 sq ft

**Tenure** – Freehold

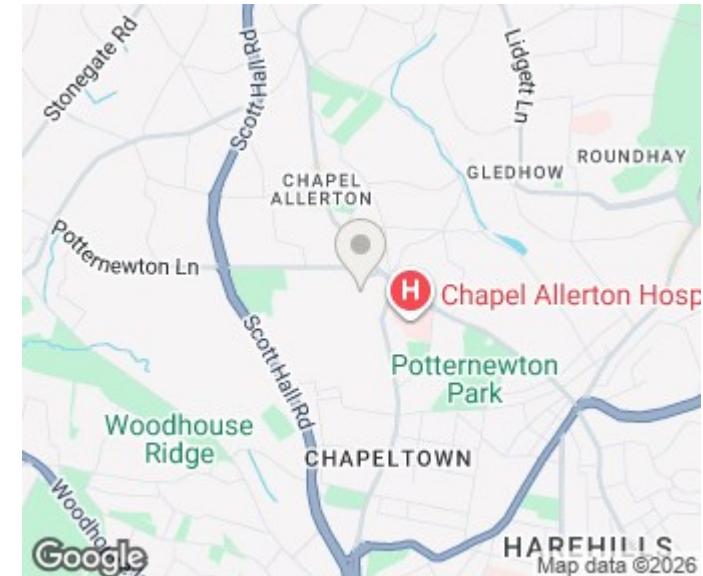




Approx. Gross Internal Floor Area 2536 sq. ft / 235.59 sq. m (Including Garage)  
Approx. Gross Internal Floor Area 2374 sq. ft / 220.54 sq. m (Excluding Garage)

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)	A	
(81-91)	B	
(69-80)	C	80
(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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