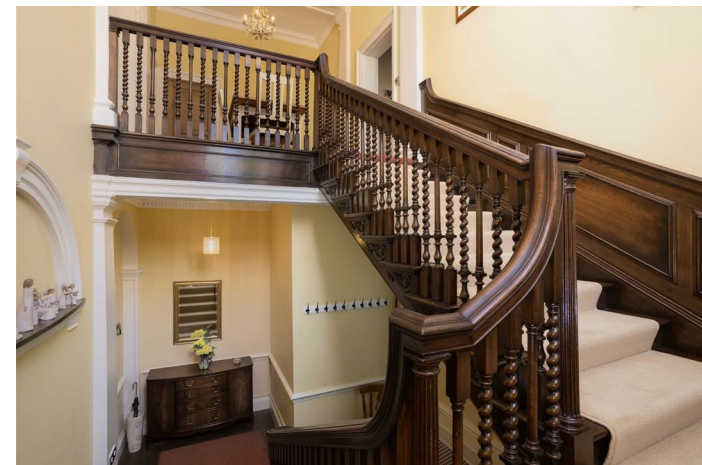




FLAT 2 ST. HELENS LANE LEEDS, LS16 8BS

£600,000
LEASEHOLD

Monroe is delighted to present this impressive and generously proportioned residence at Athill Court, offering an abundance of living space arranged across two floors, making it an ideal home for families or those seeking versatile accommodation.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 2 ST. HELENS LANE

- Located in a desirable and established residential area
- Beautiful original character with stunning natural light throughout
- Exceptionally large, light-filled lounge ideal for entertaining
- Three well-proportioned double bedrooms with character features
- Separate dining area perfect for family meals or hosting
- Spacious bathroom plus separate WC with unique period details
- Flexible layout to suit families, home working, or guests
- Large entrance hall creating a strong first impression
- Well-connected central hallway for easy flow throughout



Upon entering the property, you are welcomed by a spacious entrance hall that immediately sets the tone for the rest of the home, combining practicality with a strong sense of arrival. A standout feature here is the beautifully preserved original staircase, dating back to circa 1911–1920, which adds character and a sense of history from the moment you step inside. The ground floor offers versatile ancillary space, ideal for storage, a home office, or potential future adaptation to suit a variety of needs. Extending to approximately 2,004 sq. ft., the property provides generous internal living space throughout.

The main living accommodation is situated on the first floor, where a central hallway connects all principal rooms. The standout feature is the exceptionally large lounge, enhanced by four dual-aspect windows that flood the room with natural light, while a charming log burner creates a warm and inviting focal point—perfect for both relaxation and entertaining. Original sash windows throughout the property further enhance its period appeal while allowing for an abundance of light.

The kitchen itself is neatly arranged and functional, with a practical layout that maximises workspace and storage. Its proximity to both the dining area and lounge enhances the flow of the home, making it well-suited to modern living.

The property boasts three generously sized bedrooms. Bedroom One is particularly spacious and benefits from

built-in storage, while Bedroom Two is also well-sized and features an original fireplace, adding further character and charm. Bedroom Three offers flexibility, whether used as a bedroom, home office, or hobby space.

A large family bathroom serves the home, featuring both a bathtub and separate power shower. In addition, there is a separate WC showcasing original tiles and an original toilet surround, offering a distinctive period feature rarely found in modern homes—an especially practical element for busy households.

Overall, the property extends to approximately 2,004 sq. ft. (186.17 sq. m.) of internal space, offering a rare combination of scale, layout, and flexibility. With its well-balanced accommodation, excellent room proportions, and a wealth of retained original features, this home presents a fantastic opportunity for a wide range of buyers seeking space, character, and comfort in a desirable setting.

REASONS TO BUY

- Located in a desirable and established residential area
- Beautiful original character with stunning natural light throughout
- Exceptionally large, light-filled lounge ideal for entertaining
- Three well-proportioned double bedrooms with

character features

- Separate dining area perfect for family meals or hosting
- Spacious bathroom plus separate WC with unique period details
- Flexible layout to suit families, home working, or guests
- Large entrance hall creating a strong first impression
- Well-connected central hallway for easy flow throughout

ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

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.

FLAT 2 ST. HELENS LANE





FLAT 2 ST. HELENS LANE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band E

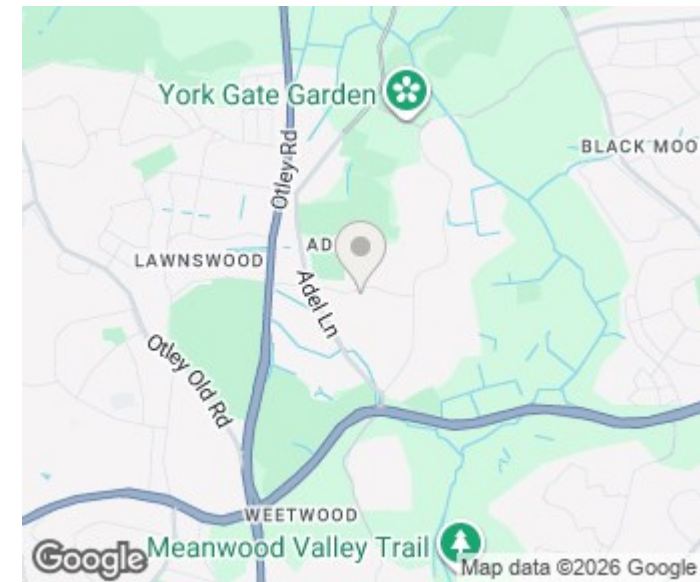
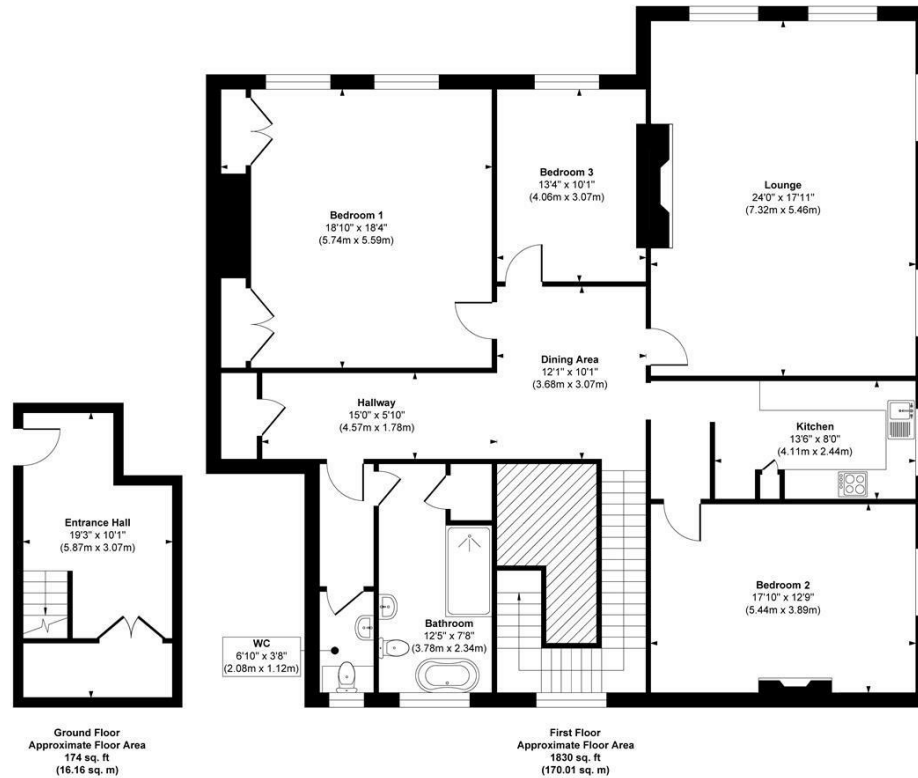
Viewings – By Appointment Only

Floor Area – 2004.00 sq ft

Tenure – Leasehold



Athill Court, Adel



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	

Approx. Gross Internal Floor Area 2004 sq. ft / 186.17 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.

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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES