



39 PARK LANE  
LEEDS, LS8 2EH

£1,800,000  
FREEHOLD

Monroe is thrilled to present this beautiful family home, perfectly situated in the highly sought after suburb of Roundhay, offering a superb combination of space, style, and comfort.

MONROE

SELLERS OF THE FINEST HOMES

## 39 PARK LANE

- Located in one of Leeds' most prestigious areas
- Move-In Ready
- Excellent Flow throughout
- Prime Location
- Grand First Impressions
- Versatile Spaces
- Peaceful surroundings
- Close to local amenities
- Bright and airy throughout
- Features a detached Garage



This impressive, detached residence offers a substantial and versatile layout, including a lower ground floor and a dedicated loft space. With a total gross internal area of approximately 3,699 sq. ft., the home has a green outlook and is designed for both grand-scale entertaining and comfortable family living, characterised by generous room proportions and a thoughtful flow.

The heart of the home is the ground floor, where a grand entrance hall with an original plaster ceiling leads to two formal reception rooms. To the left, a large Living Room features a charming bay window, while to the right, a spacious Drawing Room offers a secondary area for relaxation. Both rooms have living flame gas fires with feature fireplaces.

Spanning the rear of the property is a magnificent Jeremy Wood Shaker Dining Kitchen, complete with a central island and direct garden access via bi-fold doors to a unique landscaped deck area. This provides a superb outside entertainment area surrounded by wisteria and beautiful vine. This level is supported by practical service areas, including a large utility room, a guest WC, and a separate external-access WC.

The first floor is made up of four large, well-appointed bedrooms and a study. The primary bedroom has handmade built-in wardrobes and drawers. The ensuite bathroom, with shower and bath, has a wealth of

storage. The other three bedrooms share a large family bathroom. The two main bedrooms share a view over the greenery of Roundhay Golf Club. In addition, there is a well laid-out Neville Johnson fitted study with corner desk, plenty of shelving, and a view to the rear garden.

A versatile Loft Room with Velux window, perfect for a hobby space or additional storage, is accessed by a loft ladder with extensive access to eaves storage and, subject to planning, has the potential for development.

The Lower Ground Floor has been tanked and currently comprises a large Gym/Playroom, a secondary hall, and multiple storage rooms, including a dedicated boiler cupboard.

Outside, the property boasts a detached garage (approximately 23'8" x 9'2"), ideal for storage or a versatile workshop. The prize-winning, landscape architect-designed rear garden is a serene private retreat, featuring a lush lawn and a stylish decking area perfect for relaxing or entertaining in peace.

The combination of formal living areas, extensive leisure space, and a generous bedroom count makes this a truly standout family home.

REASONS TO BUY



Located in one of Leeds' most prestigious areas

Excellent Flow throughout

Features a detached Garage/store

Ample Off-Street Parking

Grand First Impressions

Perfect family home

Versatile Spaces

## ENVIRONS

Roundhay, a highly sought-after North Leeds suburb, boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, several championship golf courses, and a bowling green, which are complemented by a variety of yoga studios, fitness centres, and the weekly parkrun hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure. Leeds City Centre,

Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

## 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 selling agent – Monroe Estate Agents.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

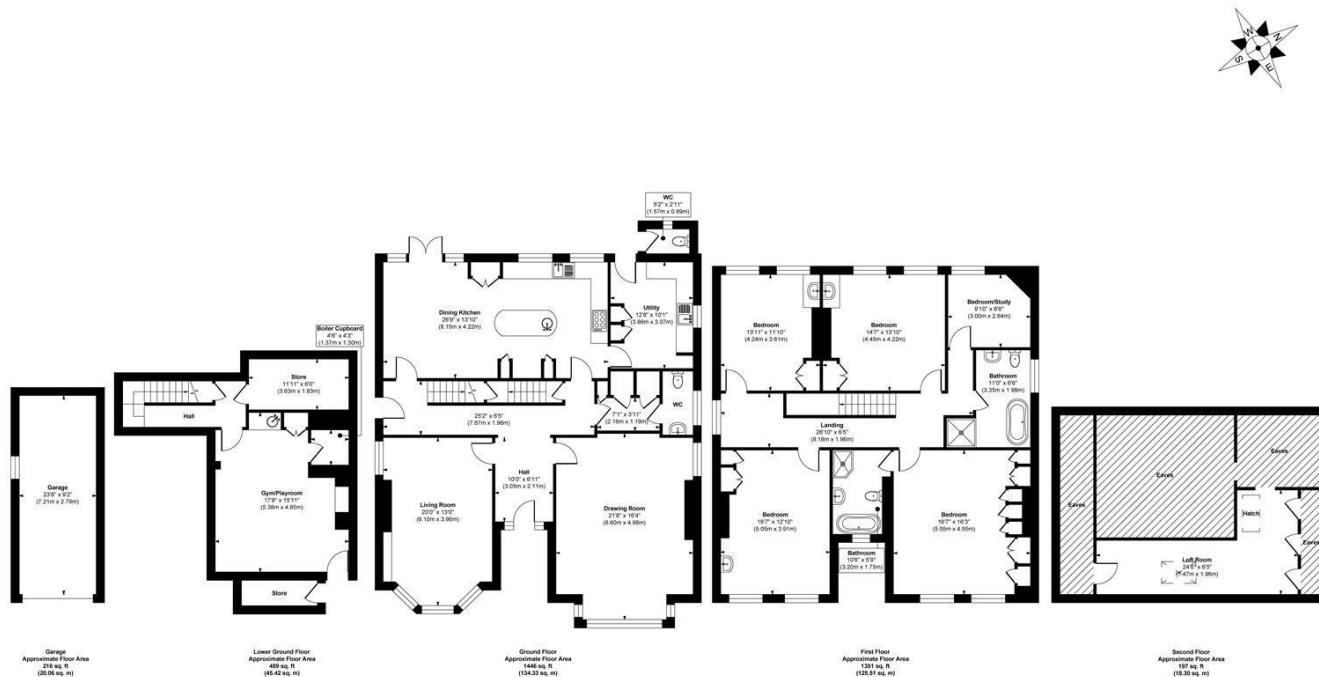
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 3699.00 sq ft

**Tenure** – Freehold

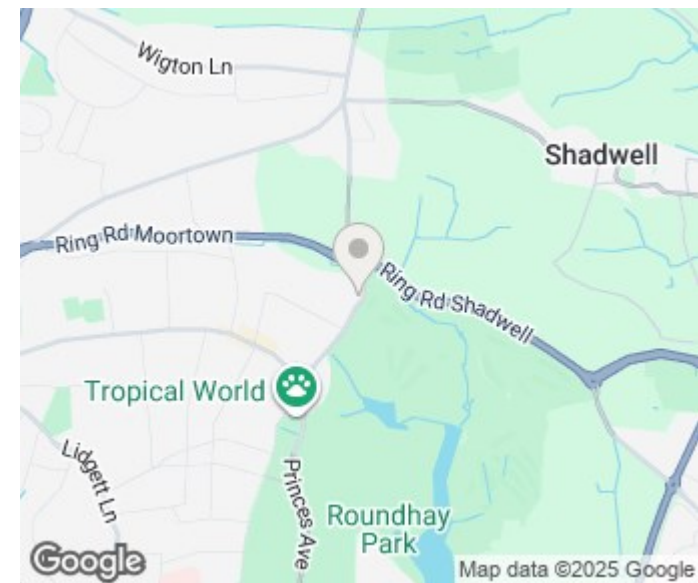




Approx. Gross Internal Floor Area 3699 sq. ft / 343.62 sq. m (Including Garage & Excluding Eaves)

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		
(55-68) D		68
(39-54) E	47	
(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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