



FLAT 4 ST. HELENS LANE

LEEDS, LS16 8BS

£500,000
LEASEHOLD

Nestled within the highly sought-after village of Adel, Athill Court presents a spacious and versatile detached home offering generous living accommodation, extensive storage space and a substantial garage, all set within a peaceful residential setting. With approximately 1,845 sq. ft. of internal space including the basement and garage, this property combines practicality with excellent potential for modern family living.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 4 ST. HELENS LANE

- Spacious and characterful ground-floor apartment with private entrance.
- Recently refurbished to a high standard throughout.
- Generous sitting room with large sash windows and feature fireplace.
- Large dining kitchen perfect for both everyday living and hosting family and friends.
- Two well-proportioned double bedrooms plus additional study area.
- Extensive cellar space with potential for future conversion, subject to permissions.
- Private, south-facing garden with Yorkshire stone terrace.
- Off-street parking for four vehicles, two housed in a large, detached garage.
- Located in one of North Leeds' most sought-after residential areas.
- Sold chain-free and a fantastic opportunity to personalise and add value.



The heart of the home is the beautiful and spacious dining kitchen with solid oak cabinetry, worktops and flooring. The large dual aspect windows with lovely garden views flood the room with natural light, creating a bright and welcoming space ideal for both everyday family life and entertaining. The kitchen provides extensive worktop space, practical storage solutions, and integrated Bosch and AEG appliances, while the dining area offers ample room for a full dining suite. The adjoining hallway creates a natural flow through the property and enhances the spacious feel of the home.

The elegant sitting room enjoys a delightful outlook over gardens and woodland and measures over 18 feet in length, offering flexibility for a variety of furniture arrangements. The feature fireplace, large sash windows and high ceilings further enhance the sense of space and character. The perfect space both for calm relaxation and for hosting guests.

The accommodation includes two well-proportioned double bedrooms. The principal bedroom is particularly generous and includes a large, fitted wardrobe. The property also features an additional study area, ideal for those working from home. The luxurious bathroom includes a full-sized freestanding bath, walk-in rain shower and under floor heating. The property has also benefited from a full re-wire and roof maintenance, offering additional peace of mind for prospective purchasers.

Externally, the property benefits from a private south-facing garden and two allocated parking spaces. The large, detached garage extends to approximately 280 sq. ft. and offers secure parking for a further two vehicles, additional storage and workshop or conversion potential, subject to permissions. Beneath the property, substantial cellar rooms provide a further 499 sq. ft. with potential for future development subject to the necessary permissions.

Athill Court, an impressive Edwardian manor house enjoys a peaceful, secluded setting within this desirable North Leeds location. Adel is widely regarded for its excellent local amenities, reputable schools, green spaces and convenient transport links into Leeds city centre and surrounding areas. The area also benefits from nearby countryside walks, golf courses, sports facilities and a strong sense of community, making it particularly appealing to families and downsizers alike.

Offering spacious accommodation, character features, flexible storage options and significant scope for personalisation, Athill Court represents an exciting opportunity to acquire a well-positioned home in one of Leeds' most desirable residential areas.

REASONS TO BUY

-Spacious and characterful ground-floor apartment with

private entrance.

-Recently refurbished to a high standard throughout.

-Generous sitting room with large sash windows and feature fireplace.

-Large dining kitchen perfect for both everyday life and hosting guests.

-Two well-proportioned double bedrooms plus additional study area.

-Extensive cellar space with potential for future conversion, subject to permissions.

-Private, south-facing garden with Yorkshire stone terrace.

-Off-street parking for four vehicles, two housed in a large, detached garage.

-Located in one of North Leeds' most sought-after residential areas.

-Sold chain-free and a fantastic opportunity to personalise and add value.

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 esteemed GSAL is merely a short journey away. 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.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band E

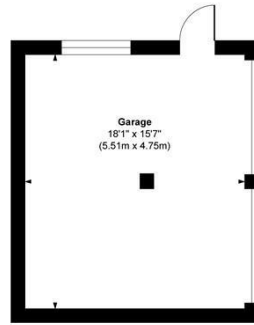
Viewings – By Appointment Only

Floor Area – 1845.00 sq ft

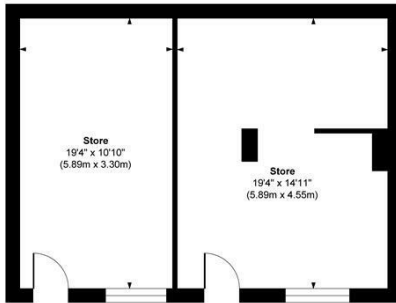
Tenure – Leasehold



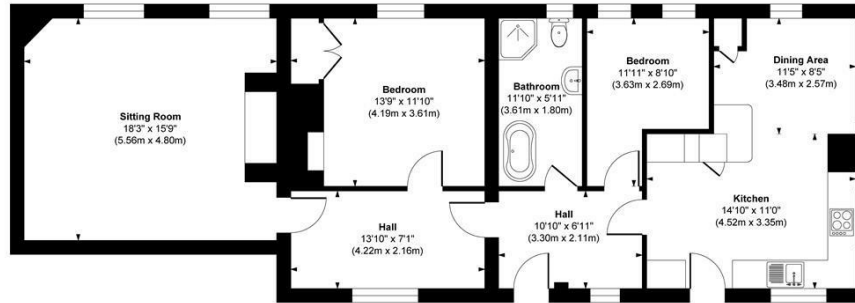
Athill Court, Adel



Garage
Approximate Floor Area
280 sq. ft
(26.01 sq. m)



Cellar
Approximate Floor Area
499 sq. ft
(46.35 sq. m)

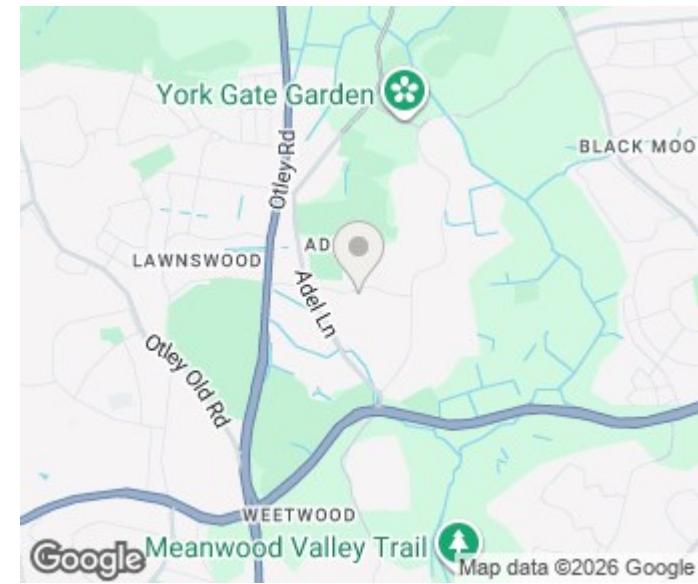


First Floor
Approximate Floor Area
1065 sq. ft
(99.03 sq. m)

Approx. Gross Internal Floor Area 1845 sq. ft / 171.39 sq. m (Including 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		75
(55-68) D		
(39-54) E	53	
(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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