



24 WETHERBY ROAD

LEEDS, LS8 2QD

£1,350,000
FREEHOLD

Occupying a commanding position on one of Leeds' most prestigious residential roads, this substantial detached residence offers an exceptional 5,673 sq. ft. of beautifully proportioned accommodation, including a self-contained annexe and extensive cellar space. Combining elegant period proportions with versatile family living, the property presents a rare opportunity to acquire a home of significant scale in a highly sought-after location.

MONROE

SELLERS OF THE FINEST HOMES

24 WETHERBY ROAD

- Prestigious Roundhay location • Approx. 5,673 sq. ft. (527.01 sq. m.) of accommodation • Ideal for large families and multi-generational living • Multiple bathrooms and guest WCs • Original character throughout the home • Principal suite with en-suite and balcony • Self-contained one-bedroom annexe • Extensive cellar storage and utility areas • Rare opportunity in one of Leeds' premier residential locations • Historic stained-glass windows rich in character & heritage



The accommodation is entered via an impressive entrance porch leading into a grand reception hall, immediately setting the tone for the generous proportions found throughout the home. To the front of the property are two spacious reception rooms, including a formal drawing room and a spacious living room, both benefiting from attractive bay windows that flood the rooms with natural light. A further lounge provides an additional family reception space, creating excellent flexibility for both entertaining and day-to-day living.

At the heart of the home lies a well-appointed breakfast kitchen featuring a central island with granite worktops, integrated appliances and ample workspace, seamlessly connecting to a separate dining room ideal for formal dining occasions. A study provides the perfect environment for home working, while a guest WC and useful ancillary spaces complete the ground floor accommodation.

The first floor offers an impressive principal bedroom suite with fitted wardrobes, a private en-suite shower room and direct access to a balcony overlooking the grounds. A further large double bedroom also benefits from fitted storage, while an additional generous bedroom is served by a family bathroom complete with both bath and separate shower facilities. The spacious central landing enhances the sense of space and grandeur throughout this level.

The second floor continues to impress with five further well-proportioned bedrooms arranged around a central landing. A large family bathroom serves this floor, making it ideal for larger families or visiting guests. The extensive bedroom accommodation provides flexibility for a variety of lifestyle requirements, including guest suites, hobbies rooms or additional home office space.

A striking feature is the stained-glass windows that form an elegant focal point within the property, flooding the space with colourful natural light and showcasing intricate craftsmanship that enhances the building's character and heritage appeal. Rich in history and architectural significance, these remarkable windows provide a fascinating talking point, with their detailed imagery and heritage offering plenty for owners and visitors alike to admire and discuss.

A particular feature of the property is the self-contained annexe, offering independent accommodation comprising an open-plan kitchen/living area, bedroom, en-suite shower room and separate WC. This versatile space is perfectly suited for multi-generational living, guest accommodation, an au pair suite or potential rental income, subject to any necessary consents.

Beneath the property is a substantial cellar level extending to almost 1,200 sq. ft., currently arranged as a series of useful storage rooms, utility facilities and

ancillary spaces.

A delightful private rear garden featuring an extensive stone-paved terrace, mature woodland surrounds, and established planting. Offering a peaceful, leafy outlook and excellent space for outdoor entertaining, the garden provides a superb balance of privacy, natural beauty, and usable outdoor living space.

Key Features

- Prestigious Roundhay location
- Approx. 5,673 sq. ft. (527.01 sq. m.) of accommodation
- Original character throughout the home
- Principal suite with en-suite and balcony
- Self-contained one-bedroom annexe
- Extensive cellar storage and utility areas
- Multiple bathrooms and guest WCs
- Ideal for large families and multi-generational living
- Rare opportunity in one of Leeds' premier residential locations
- Historic stained-glass windows rich in character & heritage

ENVIRONS

Roundhay, a highly sought after North Leeds suburb that 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

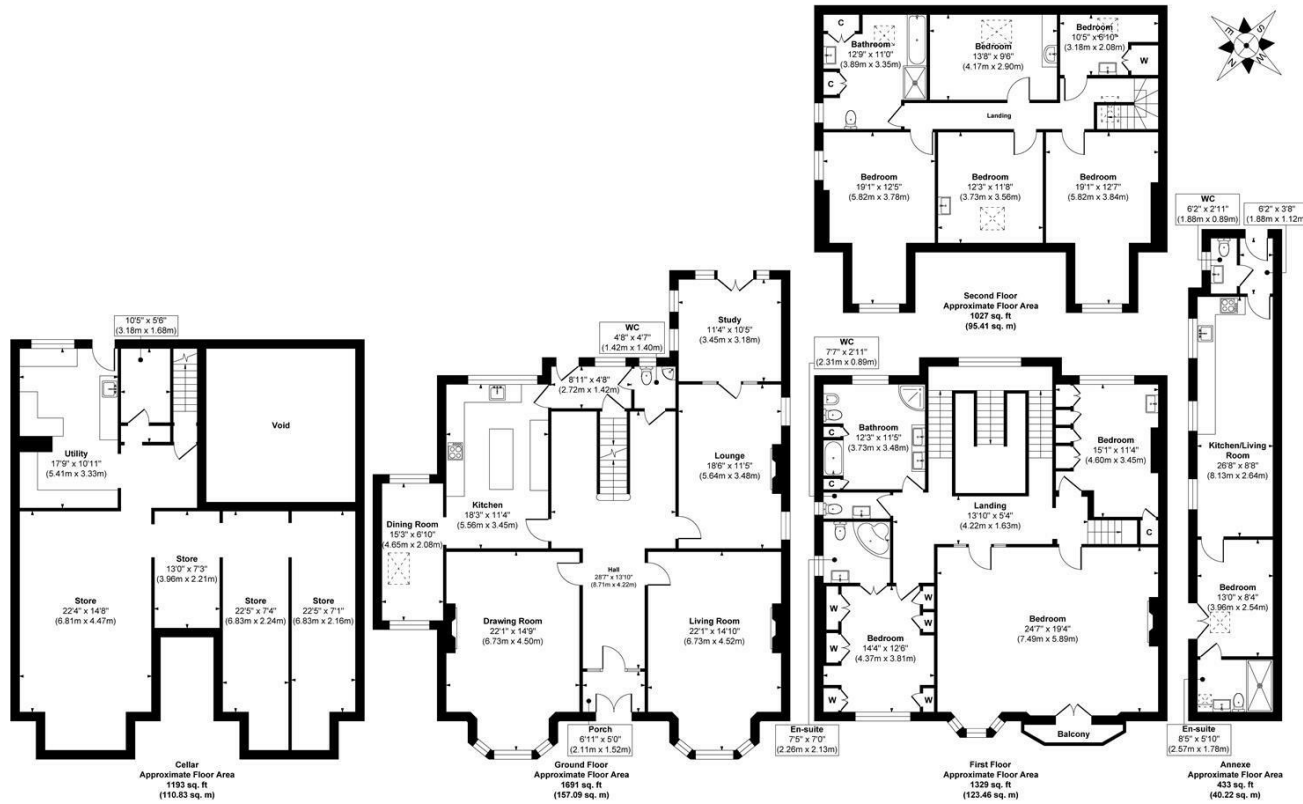
Viewings – By Appointment Only

Floor Area – 5673.00 sq ft

Tenure – Freehold



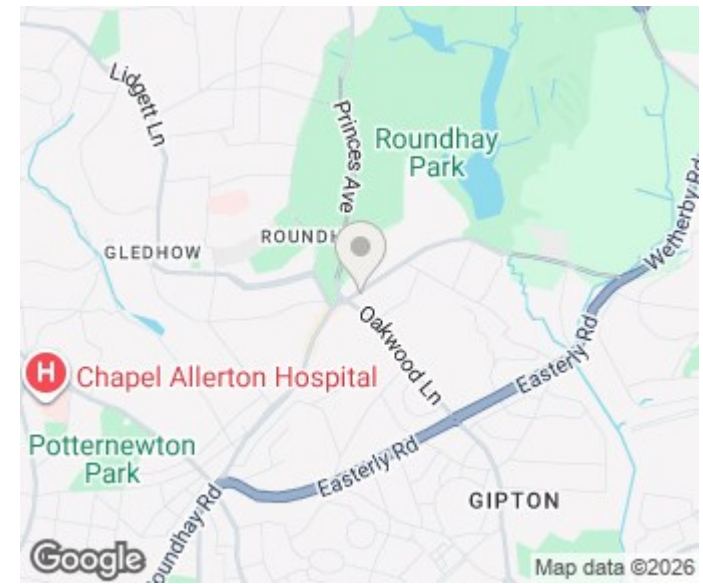
Wetherby Road, Leeds



Approx. Gross Internal Floor Area 5673 sq. ft / 527.01 sq. m (Including Annexe)

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		
(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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