



YORKSHIRE'S
FINEST
HOMES COLLECTION



Park Lane, Rothwell, Leeds

Offers In The Region Of

£1,200,000

- Detached Property
- Four Bedrooms
- Landscaped garden with terrace, gym cabin & storage shed
- Beautifully landscaped gardens to front and rear



This magnificent home boasts over 5,000 square feet of opulent living space, complemented by a generous south-facing garden that invites abundant sunlight, making it a perfect retreat for relaxation and gatherings. Accessed through electric gates, this property ensures privacy and tranquility. Inside, you will find an array of impressive entertainment areas, stylish reception rooms, and a self-contained office/annex space, ideal for both leisure and work.



Entrance Hall

Step into a stunning contemporary entrance hall featuring polished porcelain floor tiles and an elegant oak staircase, complete with bespoke skirting boards and doors. The floor-to-ceiling glass casement windows offer captivating views of the front of the property, while LED lights set into the flooring create a warm and inviting ambience. The hallway features thoughtfully designed underfloor heating and built-in ceiling Sonos speakers, ensuring a luxurious experience. With programmable lighting that can be managed through an iPad, this entrance hall exemplifies modern sophistication and convenience.

Living Room

The living room is an exceptional space that boasts carpet flooring and a designer gas fireplace that serves as a contemporary centerpiece. Bathed in natural light from two double-glazed windows overlooking the side, this airy room leads into a magnificent glass atrium that showcases views of the garden and terrace. The atrium features automatic roof windows that adjust according to the room's temperature, enhancing comfort throughout the seasons. Complemented by built-in Sonos speakers, LED downlights, and elegant oak skirting boards, this living area is perfect for both relaxation and entertaining guests. The Lutron lighting system can be controlled via iPhone, adding to the room's modern appeal.

Open Plan Kitchen, Breakfast, and Dining Room

This open-plan Poggenpohl kitchen, breakfast, and dining area exudes contemporary charm with polished porcelain floor tiles throughout. The fully fitted kitchen is equipped with high-gloss floor and wall-mounted storage units and sleek glass work surfaces. A spacious breakfast bar, seating four, is perfect for casual family meals, while the kitchen also features a Miele induction hob with an extractor fan above and a suite of integrated Miele appliances, including a wall-mounted oven, steam oven, warming drawer, dishwasher, and a Gaggenau fridge. The dining area accommodates a large family dining table and chairs, with sliding doors that lead to the beautifully maintained rear garden and terrace.

Snug/Cinema

The cozy snug is an ideal room for unwinding, with warm carpet flooring and a stylish wall-mounted console cabinet, featuring a 5.1 Cinema. Graphite grey French doors provide access to the side of the property, while integrated Sonos ceiling speakers amplify the relaxed atmosphere.

Downstairs Bathroom

This spacious bathroom features large porcelain floor tiles and a wall-mounted Jacuzzi vanity-style wash basin with storage cabinets underneath. A luxurious bath and frosted glass window amplify the sense of tranquility. The concealed system WC and underfloor heating further enhance comfort and convenience.

Bar/Games Room

Perfect for entertaining friends, the bar area is equipped with its own corner bar featuring beer taps and optics, along with seating and an integrated fridge and sink. This versatile room, with LED spotlights throughout, can serve multiple purposes based on your needs.

Second Kitchen

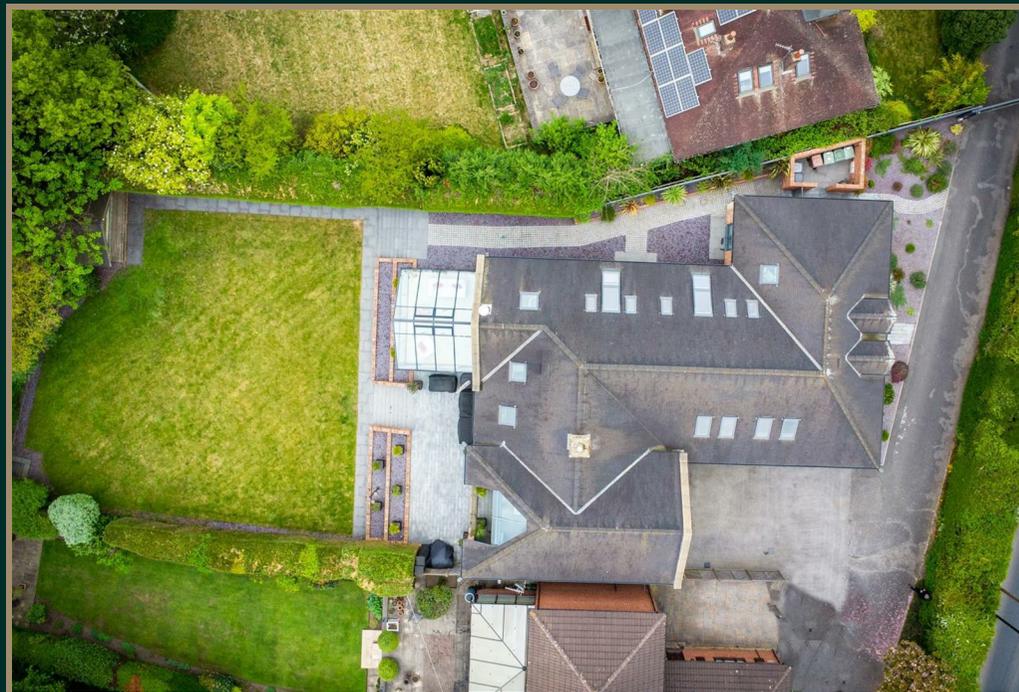
The second kitchen area features practical storage drawers and wall-mounted cupboards, with a stainless steel bowl sink and a side window. This space is ideal for additional food preparation, maintaining efficiency in the home.

WC

The conveniently located Jacuzzi WC boasts a contemporary low-level flush toilet with metro half-tiled walls and a wall-mounted Jacuzzi wash basin, accompanied by a frosted glass window for privacy.

Office/Reception

This fantastic room is currently utilized as an office but has flexibility for use as a home gym or other purposes. It features fitted wardrobes for added storage and windows overlooking the side of the property, complemented by double French doors leading to the rear garden. Underfloor heating and thoughtful lighting create a comfortable working atmosphere.





First Floor Landing

The first-floor landing is bright and airy, featuring elegant glass balustrades and plush carpeted flooring that create a welcoming atmosphere. This space offers easy access to the bedrooms and bathrooms, with the added comfort of underfloor heating and strategically placed LED lights, enhancing both functionality and style.

Master Bedroom Suite

Enter the stunning principal bedroom suite, where carpeted flooring adds warmth and comfort. Steps lead up to a raised bed platform, creating an inviting focal point. The room is adorned with bespoke fitted bedside tables, polished chrome electric sockets, and beautifully designed light switches, which can be programmed for individual settings such as "Evening," "Night," "Day," and "Relax." This suite features a cozy seating area along with bi-folding doors that open to a private balcony, offering lovely views of the garden. Seamlessly connected, the master suite leads into a well-appointed dressing room and en-suite bathroom.

En-Suite Bathroom

Luxurious porcelain floor tiles grace the en-suite, showcasing two elegant Jacuzzi style vanity wash basins with storage cupboards and drawers underneath, as well as illuminated mirrors above. The spacious room features a large jacuzzi bath and a walk-in shower cubicle equipped with a thermostatic-controlled mixer shower, large rainfall showerhead, and remote start button. Underfloor heating and a concealed Jacuzzi flush toilet add modern conveniences, while two Velux roof windows allow natural light to fill the space.

Dressing Room

The dressing room is a generous area with carpeted flooring, complete with bespoke fitted wardrobes and a stylish vanity table that includes storage drawers and a well-lit mirror. Four Velux roof windows enhance the bright and open feel of the room.

Bedroom 2

This well-sized double room features carpet flooring and Velux roof windows that flood the space with natural light. It also includes bespoke fitted bedside tables and a matching headboard, complete with innovative lighting control and polished chrome sockets. A sliding door provides access to the en-suite bathroom.

En-Suite Bathroom

The en-suite of Bedroom 2 features polished floor tiles and a luxurious walk-in wet room shower area. It is fitted with a thermostatic-controlled mixer shower and a large rainfall showerhead with remote access for convenience. The space includes underfloor heating and a concealed Jacuzzi flush toilet, alongside a stylish Jacuzzi vanity wash basin with a chrome mixer tap and storage underneath. Velux roof windows, recessed ceiling speakers, LED lighting, and a wall-mounted mirror enhance this elegant en-suite.

Bedroom 3

Another spacious double room, this bedroom features plush carpet flooring and two UPVC windows that offer views of the front of the property. Bespoke fitted bedside tables, luminous lighting controls, and polished chrome sockets add a modern touch, with Sonos ceiling speakers providing audio convenience. A door leads to the en-suite bathroom.

En-Suite Bathroom

This en-suite is finished with polished floor tiles and includes a wet room walk-in shower cubicle fitted with a large rainfall showerhead and a thermostatic-controlled mixer shower with remote control access. Underfloor heating ensures comfort, while the Jacuzzi concealed flush toilet and a Jacuzzi vanity wash basin with storage provide both style and function. A roof window fills the space with natural light, complemented by recessed ceiling speakers and LED lighting for added ambiance.

Dressing Area

The stylish dressing area boasts bespoke wardrobes and a chic vanity dressing table, complete with storage drawers and stunning LED lighting surrounding the mirror. This space perfectly balances elegance and practicality, making it an ideal place to prepare for the day ahead.

Overall, the first floor of this impressive home combines luxury, thoughtful design, and modern conveniences, creating a truly exceptional living environment.

Outside

To the front of the property, a private gate shared with one other house provides access, while ample off-street parking is available for several vehicles alongside a double garage. The garage includes an electric roller door, fitted storage cupboards, strip lighting, and power outlets for convenience. At the rear, a large terrace is ideal for alfresco entertaining and is accessible via steps leading down to a level lawn. Additionally, a wooden cabin currently serves as a gym, while a spacious storage shed or workshop offers further utility.

This exceptional home beautifully balances modern amenities with thoughtful design, making it an ideal sanctuary for family living and entertaining. Don't miss the opportunity to make this exquisite property your own.

ADDITIONAL INFORMATION

Council Tax:G

EPC: C

Tenure:TBC

Parking:TBC

UTILITIES

Electric:TBC

Gas:TBC

Water:TBC

Heating:TBC

Broadband:Full Fibre Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

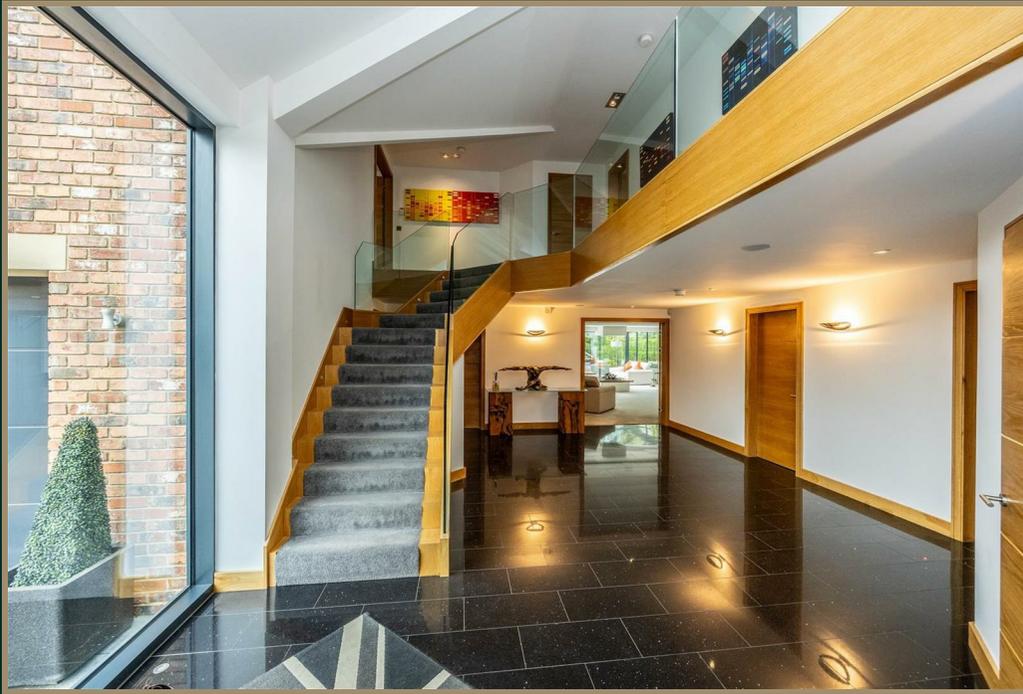
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

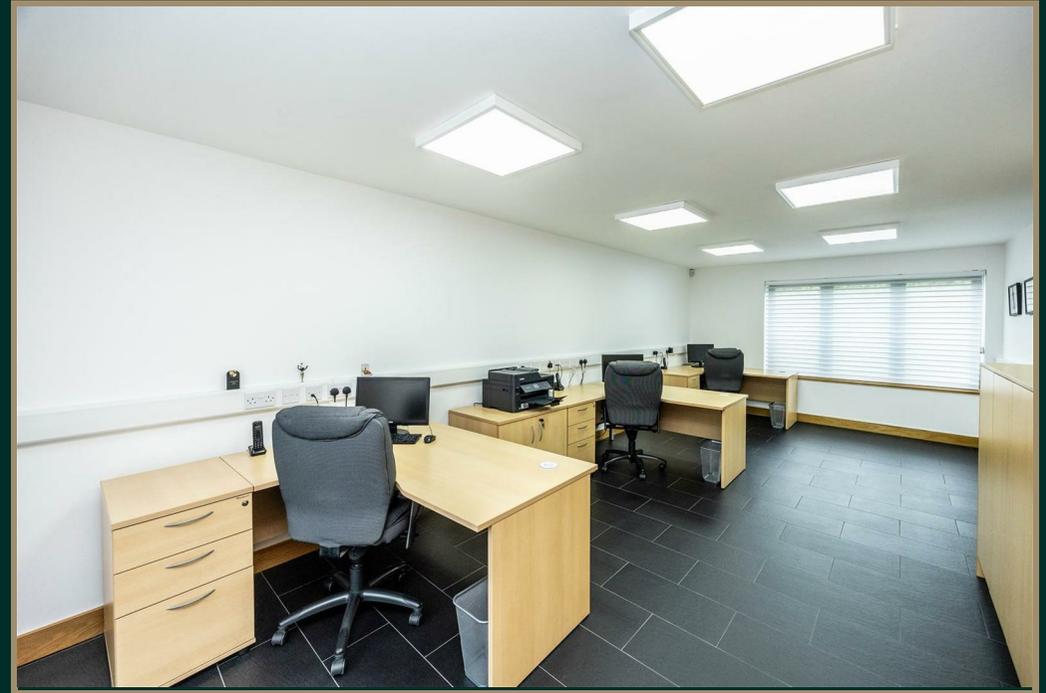
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

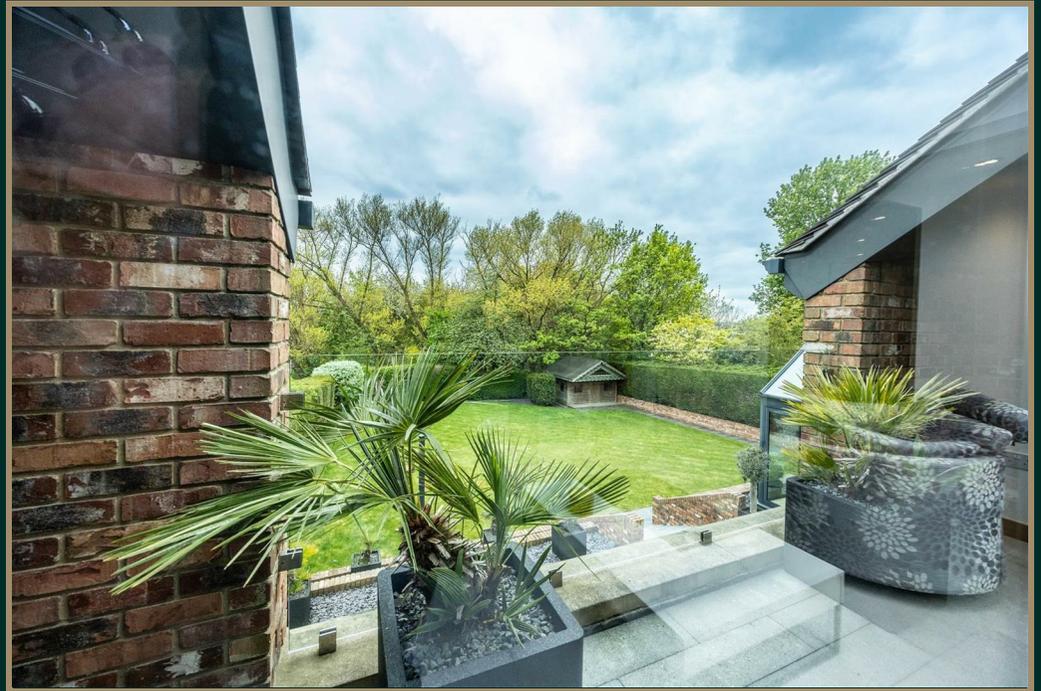
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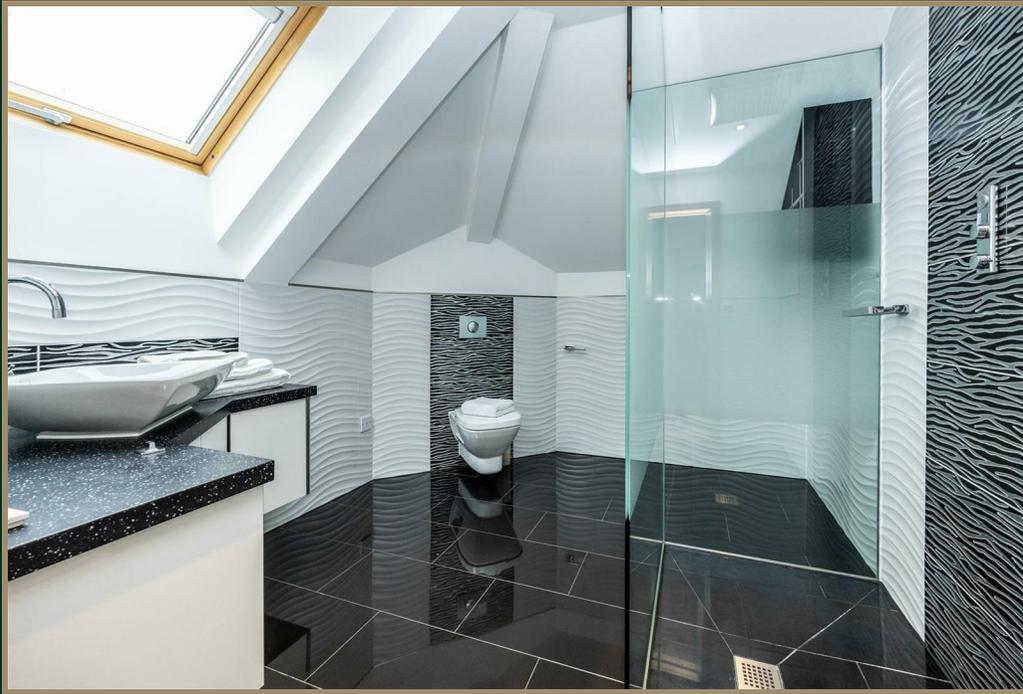










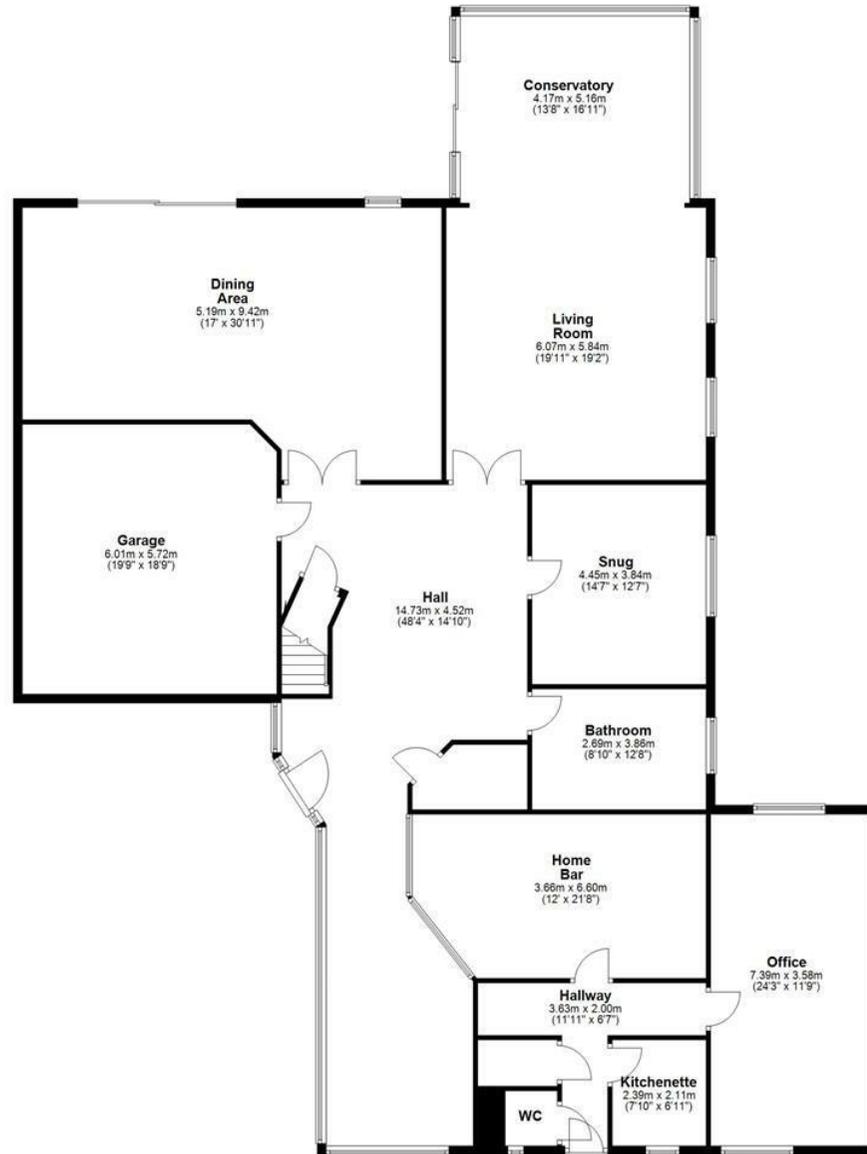






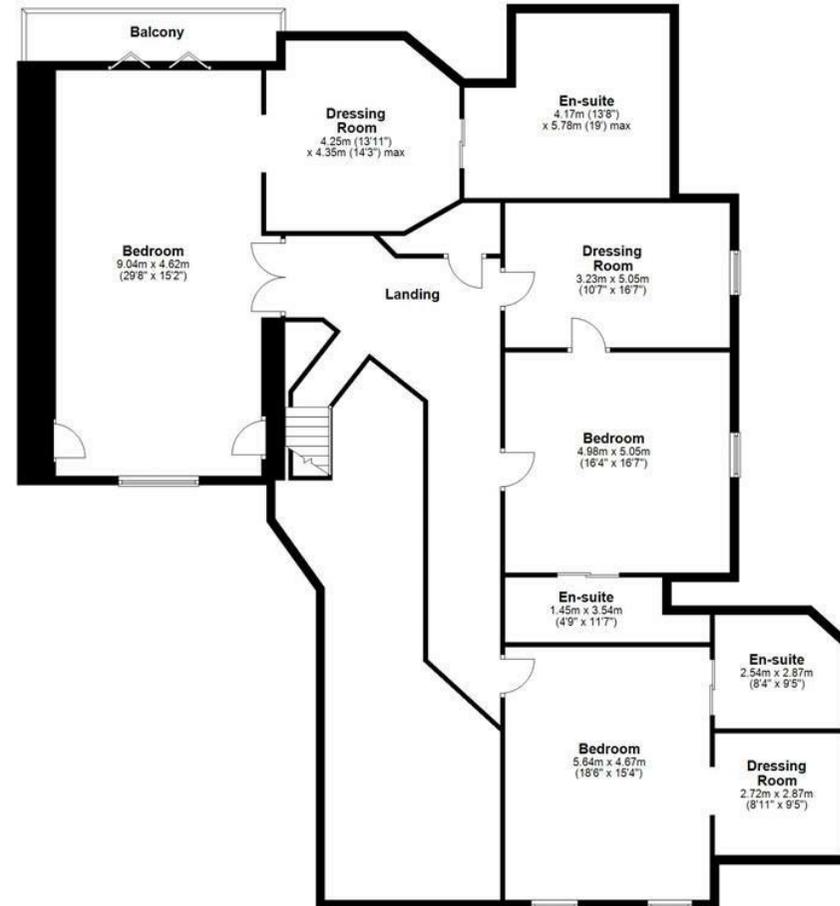
Ground Floor

Approx. 303.3 sq. metres (3284.5 sq. feet)



First Floor

Approx. 249.6 sq. metres (2686.3 sq. feet)



Total area: approx. 552.9 sq. metres (5950.8 sq. feet)



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