



11 Gledhow Lane, Roundhay, LS8 1RT



Key Features

- Grade II listed stone residence
- Prime Roundhay conservation area
- Original sash windows and period features
- Roundhouse kitchen with granite worktops
- Sitting room with log burning stove
- Three first floor bedrooms, two ensuite
- Second floor bedroom and shower room
- Sun room overlooking the garden
- Generous private gardens
- Double garage with storage



An impressive Grade II listed stone-built residence, built in 1864, offering beautifully proportioned accommodation and extensive gardens.





An impressive Grade II listed stone-built residence, built in 1864 and situated within the highly regarded Roundhay Conservation Area, offering beautifully proportioned accommodation, extensive gardens and a wealth of period character. The property occupies a prime position adjacent to Roundhay Park and within easy reach of the shops, cafés and eateries around Oakwood Clock.

This attractive semi-detached home combines the charm and architectural detail of an historic property with high-quality contemporary additions. Original sash windows remain an important feature throughout, complementing the handsome stone elevations and enhancing the property's considerable period appeal.

The ground floor offers a wonderful balance of formal and informal living space. The elegant sitting room features original sash windows that have been refurbished and a log-burning stove, creating a warm and characterful focal point.

There is also a separate home office, ideal for those working from home, together with a practical utility room.

At the heart of the home is the impressive Roundhouse dining kitchen, beautifully appointed with granite work surfaces and a premium Wolf hob. The kitchen flows into a delightful sun room overlooking the gardens, providing a light-filled additional living space and creating a wonderful connection between the house and its grounds.

To the first floor, an attractive mezzanine landing with a beautiful stained-glass window leads to three well-proportioned bedrooms. Two bedrooms benefit from en-suite bathroom facilities, while a separate house bathroom serves the remaining bedroom.

The second floor provides an additional bedroom, together with a shower room. This versatile space is ideal for guests, older children or as an additional home office or hobby room.

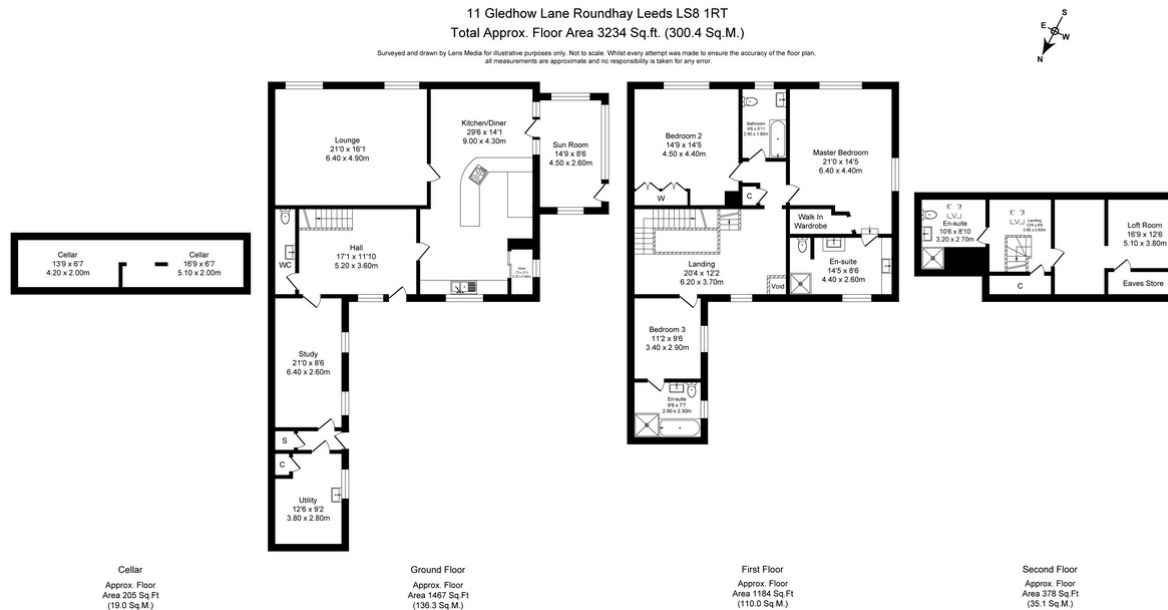
A particular highlight of the property is the exceptionally generous double plot garden. Offering a superb amount of outdoor space for a home in this location, the garden is surrounded by mature trees and established planting, creating an attractive setting with plenty of room for entertaining, relaxation and family life.

Across the driveway sits a substantial double garage, with valuable storage space above. The upper level may also offer potential for alternative uses, subject to the necessary listed building and planning consents.

Roundhay remains one of North Leeds' most established and desirable residential locations, renowned for its impressive period architecture, conservation status, leafy surroundings and excellent lifestyle amenities. The magnificent Roundhay Park is nearby, alongside a wide selection of independent shops, cafés, bars, restaurants and everyday amenities. The property sits within walking distance of Roundhay High School and is also conveniently positioned for access by public transport into Leeds city centre. With a choice of highly regarded schools in close proximity, it is particularly well suited to both families and professionals.

SERVICES: We are advised that the property benefits from mains water, electricity, drainage and gas.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	61	77
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	61	77
E		
(21-38)		
F		
(1-20)	61	77
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

EU Directive
2002/91/EC



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

