MONROE

SELLERS OF THE FINEST HOMES

106 Roker Lane

Pudsey

£475,000

FREEHOLD

A beautifully presented four-bedroom character home, occupying an enviable position with open field views to two sides. The property effortlessly combines original charm with contemporary family living, with the standout feature being the impressive rear extension, flooded with natural light through a huge rooflight and finished with premium Schüco glazing. Generous and versatile living spaces are complemented by four bedrooms, a family bathroom and en-suite. The home also benefits from dual-zone Hive heating, underfloor heating, full fibre connectivity and integrated AV and network cabling. Outside, the garage features an electric roller door alongside a 7kW EV charger. A truly distinctive family home combining character, modern technology and a wonderful rural outlook.

• Beautifully presented four-bedroom character home • Open field views to two sides • Impressive contemporary rear extension

Occupying a wonderful position on Roker Lane, this beautifully presented four-bedroom character home combines the charm of the original property with an impressive contemporary extension and far-reaching views across open fields to two sides.

The real centrepiece of the home is the superb rear extension, added in 2015 to create a fantastic space for modern family life and entertaining. Flooded with natural light beneath an impressive oversized rooflight, the extension features a premium Schüco glazing system, while underfloor heating and its own independently controlled heating zone allow the space to be enjoyed comfortably throughout the year.

Throughout the property, the accommodation is well presented and retains a real sense of character, with four bedrooms complemented by a family bathroom and en-suite. Both bathrooms benefit from electric underfloor heating, while the main house and extension are controlled independently through a dual-zone Hive smart heating system.

The property has also been thoughtfully upgraded with modern living in mind. Full fibre has recently been connected directly to the premises, while integrated network, TV and speaker cabling runs throughout the house, with ceiling speakers remaining. The infrastructure is currently used with a Control4 home automation system, giving a future owner the option to install their own compatible AV and smart-home setup.

Further improvements include A-rated windows installed in 2014, a Worcester Bosch boiler installed in December 2017 and currently under warranty until December 2027, hard-wired smoke alarms with battery backup and a fully decked loft incorporating a LoftZone raised flooring system with approximately 250mm of insulation.

Externally, the property enjoys a particularly attractive outlook, with rural field views to two sides creating a sense of openness that is difficult to find. The garage benefits from an electric roller door and had its roof replaced and insulated in 2024, while an

• Striking oversized rooflight and Schüco glazing • Separate underfloor-heated extension zone • Dual-zone Hive smart heating • Family bathroom and en-suite with underfloor heating

Easee One 7kW EV charger provides convenient home charging. App-controlled security cameras and a professionally maintained multi-zone alarm system provide additional peace of mind.

A superb family home where period character, contemporary design and modern technology come together, with the exceptional rear extension and surrounding rural outlook making this a particularly special property in Pudsey.

REASONS TO BUY
Beautiful four-bedroom character home
Stunning open field views to two sides
Impressive contemporary rear extension
Striking oversized rooflight and Schüco glazing
Generous and versatile family living spaces
Dual-zone Hive smart heating system
Underfloor heating to the extension and bathrooms
Full fibre connectivity and integrated AV wiring
Garage with electric roller door
7kW EV charger for convenient home charging

ENVIRONS

Roker Lane enjoys a particularly attractive position on the edge of Pudsey, combining a wonderful rural outlook with excellent access to everyday amenities. The property benefits from open field views to two sides, creating a real sense of space and countryside while remaining within easy reach of Pudsey town centre, with its range of shops, cafés, leisure facilities and services.

Families are well served by a choice of schools in the surrounding area, while both New Pudsey and Bramley railway stations are accessible for connections towards Leeds and Bradford. Road links also make Leeds city centre and the wider West Yorkshire region readily accessible.

A fantastic setting for those looking to enjoy rural views without compromising on convenience and connectivity.

TENURE
We are advised the property is Freehold.

• Full fibre connectivity and integrated AV/network cabling • Garage with electric roller door and 7kW EV charger • Excellent combination of character and modern specification

LOCAL AUTHORITY

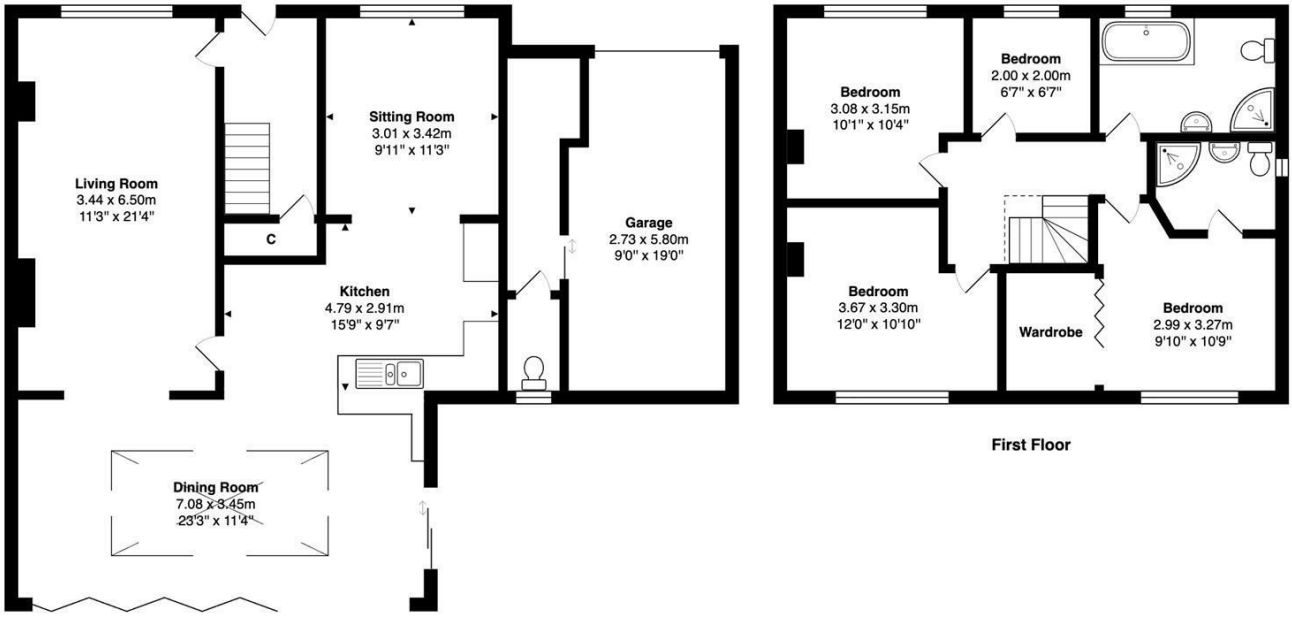
Leeds City Council

Early viewing is highly recommended to appreciate this home

Contact Monroe Estate Agents today to arrange your viewing. This is truly a great property that won't be around for long.

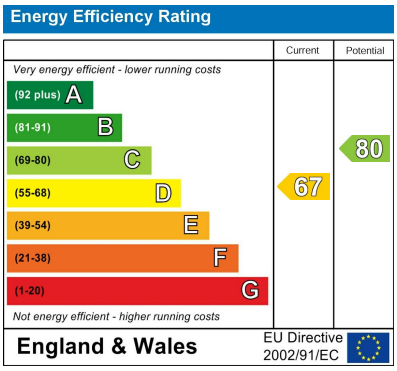
Additional Information

Local Authority	-	Leeds	**Floor Area**	-	2131.27 sq ft
Council Tax	-	Band D	**Tenure**	-	Freehold
Viewings	-	By Appointment Only			



Total Area: 158.4 m² ... 1706 ft²

All measurements are approximate and for display purposes only



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

Leeds City Centre
Leeds City Centre
Whitehall Road Leeds
LS12 1FJ

0113 350 0866
citycentre@monroeestateagents.com

MONROE
SELLERS OF THE FINEST HOMES