



FLAT 3 ST. HELENS LANE LEEDS, LS16 8BS

£750,000
LEASEHOLD

Monroe is delighted to present this spacious and beautifully arranged two-storey flat in the sought-after area of Adel, offering over 2,300 sq. ft. of versatile living space. Combining the feel of a house with the convenience of apartment living, this impressive home features generous reception areas, multiple bedrooms, and excellent storage throughout.

MONROE

SELLERS OF THE FINEST HOMES

FLAT 3 ST. HELENS LANE

- Situated In The Sought After Area Of Adel
- Split-Level Layout
- Exceptional Space
- Open Dining Kitchen
- Principal Suite with En-Suite
- Additional Study Area
- Utility Room For Extra Convenience
- Excellent Storage
- Beautifully Presented Throughout
- Move In Ready



This beautifully arranged two-storey flat offers an exceptional blend of space, comfort, and versatility, extending to approximately 2,301 sq. ft. overall. Thoughtfully designed, the property provides generous living accommodation across both floors, making it ideal for families, professionals, or those seeking a spacious and flexible home.

Upon entering the first floor, you are welcomed by a central hallway that connects the main living areas. The heart of the home is the impressive sitting room, offering a bright and inviting space perfect for both relaxation and entertaining.

Adjacent to this is the well-proportioned dining kitchen, designed to accommodate family dining and everyday living with ease. The layout ensures a natural flow between spaces, enhancing both practicality and comfort.

The first floor also features a substantial principal bedroom complete with a private en-suite, providing a peaceful retreat. Along with a generous dressing room, offers further flexibility and could easily serve as additional sleeping accommodation or a home office if required. Additional storage and well-planned circulation space complete this level.

The second floor continues to impress with two further large bedrooms, both offering excellent proportions and natural light. A modern shower room and a separate

utility room add to the practicality of the home, while the landing opens into a study area, ideal for remote working or a quiet reading space. A standout feature of this level is the expansive eaves storage, providing significant additional space rarely found in flats.

Overall, this property combines the feel of a house with the convenience of apartment living. With its generous room sizes, flexible layout, and abundance of storage, it presents a unique opportunity to acquire a spacious and well-balanced home suited to modern lifestyles.

REASONS TO BUY

- Situated In The Sought After Area Of Adel
- Split-Level Layout
- Exceptional Space
- Open Dining Kitchen
- Principal Suite with En-Suite
- Additional Study Area
- Utility Room For Extra Convenience
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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 school 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

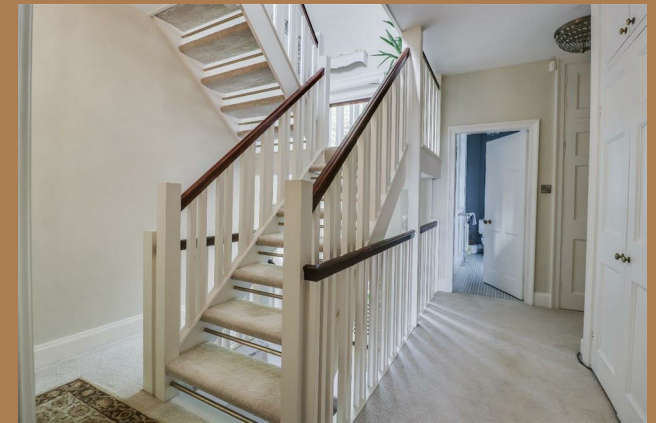
TENURE

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.

FLAT 3 ST. HELENS LANE





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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band E

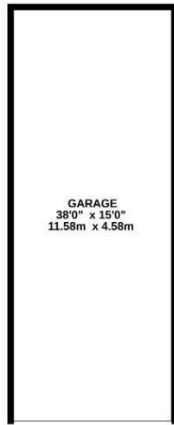
Viewings – By Appointment Only

Floor Area – 2871.00 sq ft

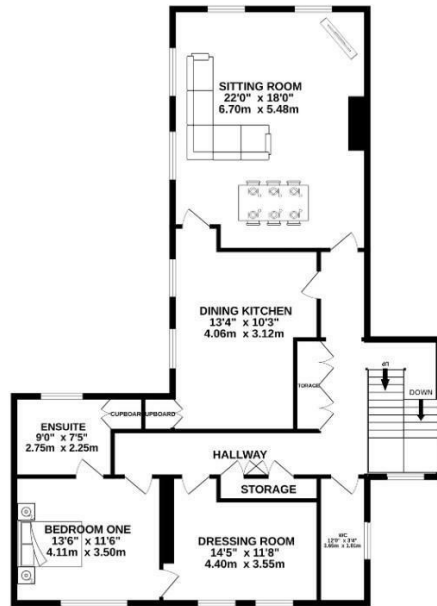
Tenure – Leasehold



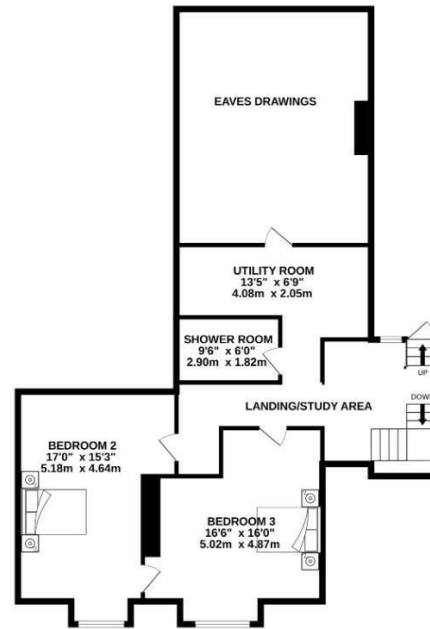
GARAGE
570 sq.R. (53.0 sq.m.) approx.



1ST FLOOR
1217 sq.R. (113.1 sq.m.) approx.

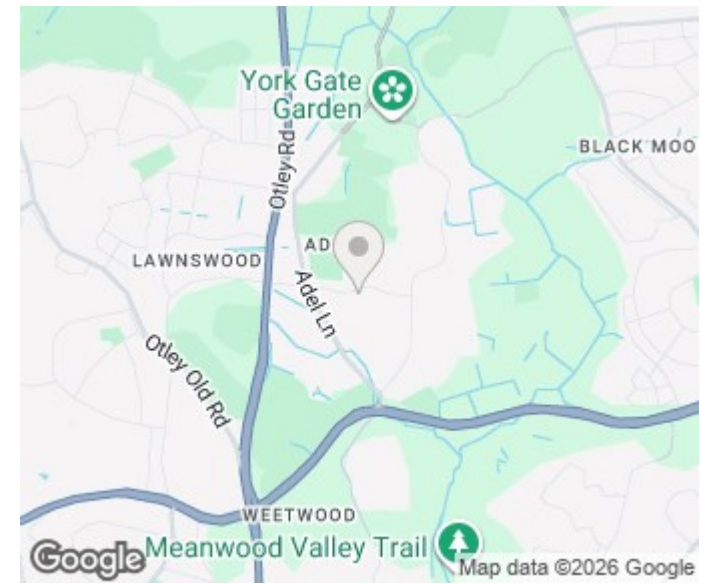


2ND FLOOR
1084 sq.R. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2871 sq.ft. (266.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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