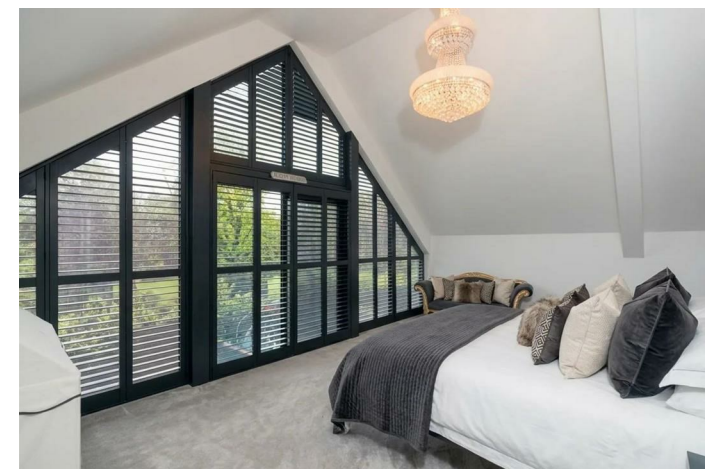




8 PARK AVENUE

LEEDS, LS15 8EW

£749,950
FREEHOLD

Nestled in the prestigious Park Avenue, this impressive 3605 sq ft, detached residence offers a unique blend of modern and traditional styles, making it a truly remarkable home.

MONROE

SELLERS OF THE FINEST HOMES

8 PARK AVENUE

- Over 3,600 sq ft of exceptional family living space
- Beautifully extended to blend character with contemporary design
- Showstopping open-plan kitchen, living and dining space
- Bespoke kitchen with island, wine fridge and premium appliances
- Stunning principal suite with Juliette balcony and twin dressing areas
- Electric gated entrance with extensive driveway and double garage
- Beautifully landscaped gardens perfect for entertaining
- Versatile living spaces to suit modern family life
- A truly unique detached home finished to an exceptional standard



Discover this stunning and distinctive detached family home, thoughtfully extended to blend timeless period character with modern luxury.

Offering over 3,500 sq ft of beautifully appointed living accommodation, this exceptional property combines generous proportions, sophisticated interiors and contemporary comforts, creating an impressive yet welcoming family home.

Upon entering, you are greeted by an elegant enclosed porch leading into a striking entrance hall, where beautiful wood panelling immediately sets the tone for the character and quality found throughout the property.

At the heart of the home is an impressive open-plan kitchen, living and dining space, designed perfectly for both everyday family life and entertaining. The bespoke Howdens kitchen features sleek composite worktops, a comprehensive range of modern appliances, double ovens, a wine fridge and a substantial central island.

Large double patio doors fill the room with natural light and provide a seamless connection to the garden. A bespoke media wall and contemporary fireplace create a stylish focal point within the living area, while the generous dining space provides an ideal setting for hosting family and friends.

The separate lounge is bright and beautifully proportioned, featuring bespoke double windows and a magnificent fireplace, creating a warm and relaxing

environment. Further accommodation includes a guest WC, utility space and an additional reception room, currently arranged as a treatment room but offering excellent flexibility as a home office, playroom, gym or further living space.

The first floor continues to impress, providing four generously sized bedrooms, each benefiting from its own en-suite bathroom.

The luxurious principal bedroom is particularly impressive, featuring bespoke windows, a charming Juliette balcony, and separate his-and-hers dressing areas. A contemporary en-suite bathroom completes this outstanding suite.

For year-round comfort, the upper floor also benefits from air conditioning.

Approached via electric gates, the property offers a substantial driveway with parking for multiple vehicles, while additional secure side gates provide excellent practicality and privacy.

The outdoor space features a double garage, beautifully maintained lawn and generous patio areas, creating an attractive setting for outdoor dining, entertaining and family life.

A rare opportunity to acquire a substantial, character-filled detached home that combines period elegance with contemporary family living, generous accommodation and exceptional outdoor space.

ENVIRONS

Located in a popular and convenient area to the east of Leeds, this locale offers a variety of attractions and amenities. Notable features include Manston Park and Temple Newsam House, along with its expansive grounds and golf course. There are schools available for all age groups, numerous local parks, and excellent shopping facilities, including the Crossgates Shopping Centre and The Springs at Thorpe Park, which features restaurants, a gym, and a cinema.

In Crossgates, Halton, and Colton, you can find a range of dining options, pubs, micro bars, and accommodation. For commuters, there is excellent access to major roads such as the A63, A58, A64, and the M1/A1 links, along with the outer Ring Road and the East Leeds Orbital Route. Crossgates is served by a train station and provides good bus routes to Leeds city centre and surrounding areas. Additionally, a new train station at Thorpe Park is planned for the future.

REASONS TO BUY

- Substantial and Unique Family Home
- Detached Property
- 3605 Sqft
- Stunning Gardens
- Four Bedrooms All With En-Suites
- Extensive Driveway & Double Garage

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

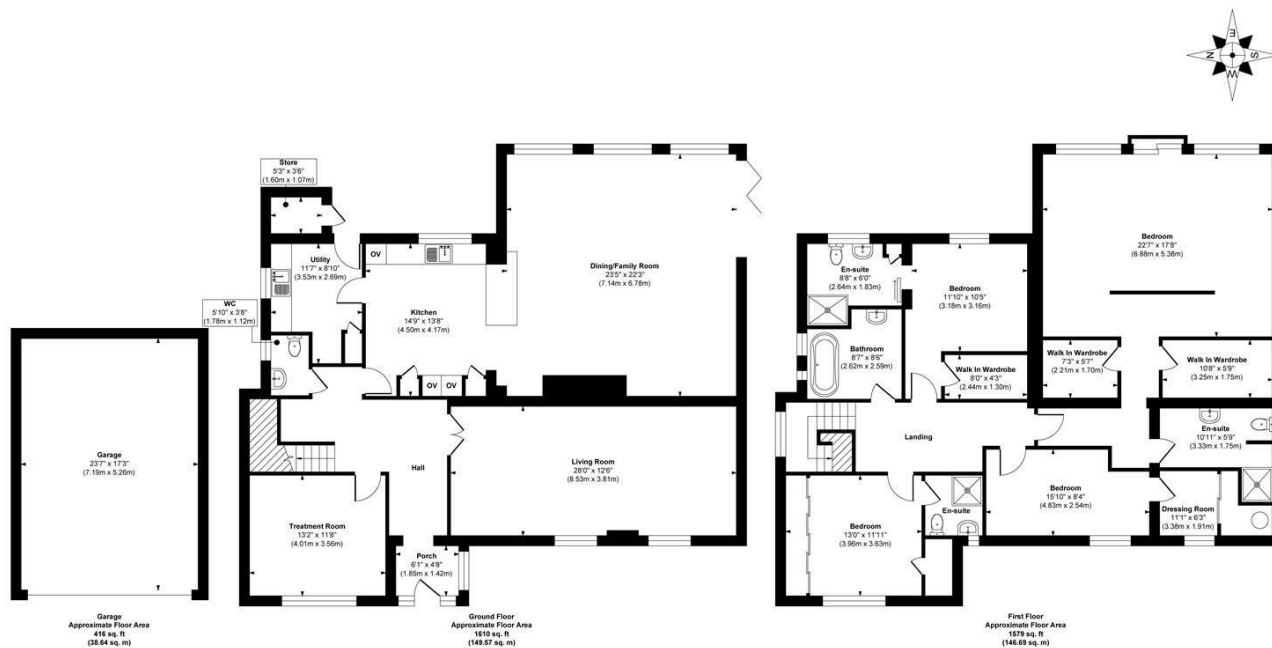
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

8 PARK AVENUE





Approx. Gross Internal Floor Area 3605 sq. ft / 334.90 sq. m (Including Garage)

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	73	79
(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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