

24 STREET LANE LEEDS, LS8 2ET

£1,800,000
FREEHOLD

Monroe is delighted to present this stunning six-bedroom detached house, perfectly situated in the highly sought-after heart of Roundhay. Boasting generous living spaces, modern finishes, and a prime location close to local amenities, parks, and excellent schools, this exceptional family home offers both comfort and style in one of Leeds' most desirable neighbourhoods.

MONROE

SELLERS OF THE FINEST HOMES

24 STREET LANE

- Six generously sized bedrooms
- Private detached Property
- Situated in the heart of Roundhay
- Close to excellent schools, parks, and local amenities
- Flexible living spaces to suit a variety of family needs
- Modern finishes throughout, combining style and functionality
- Situated on a prime plot of land
- Turn key property
- Beautifully presented throughout the whole home
- Ideal family home



Situated on one of Roundhay's most prestigious addresses, this substantial and beautifully proportioned family residence offers approximately 4,669 sq. ft. of versatile accommodation arranged over four floors, including a generous basement and second floor. Positioned just moments from the renowned amenities of Street Lane, the property combines classic character with flexible modern living in one of North Leeds' most sought-after locations.

The property is entered via an inviting porch which opens into a welcoming central hallway, immediately setting the tone for the scale and flow of the home. The ground floor offers a superb balance of formal and informal living spaces. A spacious living room provides an elegant reception area, ideal for entertaining or relaxing, while a separate family room to the rear enjoys a more casual atmosphere and direct access to the garden, making it perfect for day-to-day family life. The heart of the home is the expansive dining kitchen, thoughtfully laid out to accommodate both cooking and dining, with access to a balcony that adds an elevated outdoor retreat. The kitchen is of an extremely high specification, affording solid marble worktops and bespoke cabinetry with extensive opportunity for hosting both family and friends.

The basement level significantly enhances the property's flexibility and is ideal for multi-generational living, guests, or leisure use. This floor includes a large open-plan kitchen/living/dining area, two well-proportioned bedrooms, one with en-suite facilities, an additional shower room, and a sauna, creating a private and self-contained space. The basement also benefits from excellent storage options and

natural light, making it a highly usable extension of the main house rather than ancillary accommodation.

Rising to the first floor, the property continues to impress with its generous bedroom accommodation. The principal bedroom is particularly noteworthy, featuring an expansive, awe inspiring Italian designer dressing room and access to a large family bathroom, creating a luxurious and private retreat. Additional bedrooms on this level are well sized and served by a stylish shower room, offering flexibility for family members, guests, or home working arrangements.

The second floor further enhances the home's appeal, offering a large additional bedroom along with a separate shower room and landing space. This level is ideal as a teenager's suite, guest accommodation, or a quiet home office, ensuring the property adapts effortlessly to changing lifestyle needs.

Externally, the home benefits from a layout that complements its internal space, with access points to outdoor areas from multiple levels. Boasting decadent outdoor seating areas, bespoke tiles and thoughtfully landscaped gardens to enjoy outdoor relaxation and entertaining. The overall setting on Street Lane places the property within easy reach of Roundhay Park, highly regarded schools, boutique shops, restaurants, and excellent transport links into Leeds city centre.

*****Internal viewing of this Luxury home is recommended to appreciate the outstanding quality and luxury which it affords*****

This is a rare opportunity to acquire a substantial, characterful home in a premier Roundhay location, offering exceptional space, versatility, and long-term family appeal. Properties of this size and calibre on Street Lane are seldom available, making early viewing highly recommended.

REASONS TO BUY

- Prime Street Lane Address
- Impressive 4,669 sq. ft. of Space
- Exceptional Quality Build
- Versatile Basement Level
- Stunning Open-Plan Dining Kitchen
- Luxurious Principal Suite
- Flexible Bedroom Options
- Indoor–Outdoor Living
- Close to Roundhay Park & Amenities
- Rare Opportunity on Street Lane

ENVIRONS

Roundhay, a highly sought after North Leeds suburb that boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, several championship golf courses, and a bowling green, which are complemented by a variety of yoga studios, fitness centres, and the weekly parkrun hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway

network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

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.

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ADDITIONAL INFORMATION

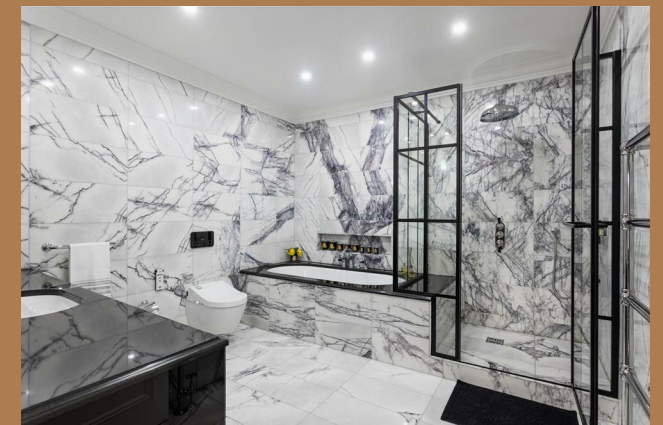
Local Authority – Leeds City Council

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 4669.00 sq ft

Tenure – Freehold

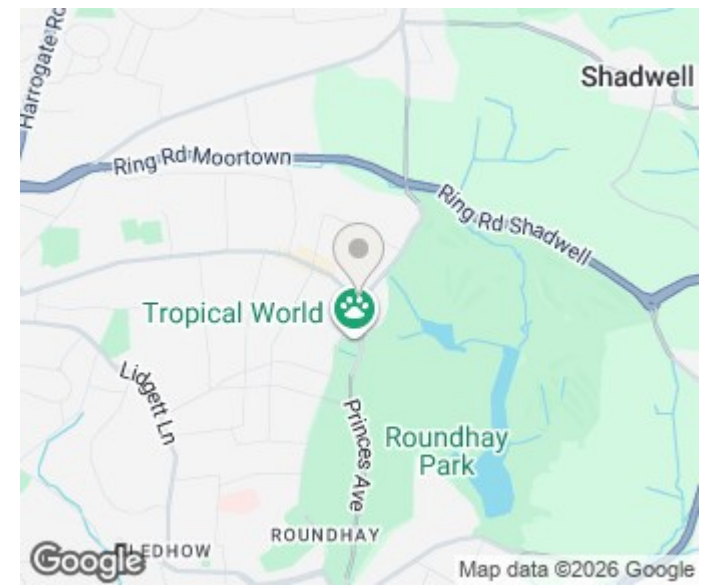




Approx. Gross Internal Floor Area 4669 sq. ft / 433.74 sq. m (Excluding Void)

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			
(55-68) D		66	75
(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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