

14 TALBOT ROAD LEEDS, LS8 1AG

£850,000
FREEHOLD

Substantial 6-Bedroom Family Home Moments from Roundhay Park and Street Lane

An exceptional six-bedroom detached family home in the heart of highly sought-after Roundhay, offering generous and versatile accommodation, a private garden and superb access to local amenities and outstanding schools. Available with no onward chain, this substantial property presents a rare opportunity to secure long-term family space in one of North Leeds' most desirable locations. Early viewing is strongly advised.

MONROE

SELLERS OF THE FINEST HOMES

14 TALBOT ROAD

- Bright and airy living spaces with large windows
- Modern kitchen with integrated appliances
- Generously sized bedrooms and ample storage
- Private garden and patio area
- Off-street parking / garage
- Short walk to shops, schools & transport links
- Ofsted rated 'Outstanding' Talbot Road Primary
- South/ West facing garden
- 6 double bedrooms / 3 bathrooms and W/C
- No onward chain



Grand 6-Bed Detached Family Home in Coveted Roundhay

An elegant and substantial six-bedroom detached residence set in the heart of highly sought-after Roundhay, offering over three floors of beautifully proportioned accommodation, a west-facing garden and exceptional versatility for modern family living.

Originally constructed in 1906, this impressive home blends timeless period character with considered modern enhancements, creating a rare opportunity to acquire a property of both scale and presence in one of North Leeds' most desirable residential settings.

The property offers expansive and flexible accommodation, ideal for growing families, multi-generational living or those working from home.

The ground floor provides a superb balance of formal and informal living space, including:

A spacious, elegant living room featuring high ceilings and period detailing

A stunning open-plan kitchen and dining area designed for entertaining

A bright conservatory seamlessly connecting the interior to the private rear garden

At the heart of the home is a high-specification German-designed kitchen complete with integrated Neff appliances

and a Bora induction hob — perfectly suited to both everyday family life and larger gatherings.

Arranged over the upper floors are six well-proportioned double bedrooms, offering exceptional flexibility for family use, guest accommodation or home office space.

The principal suite benefits from fitted wardrobes, a dedicated dressing area and a modern en-suite. A contemporary family bathroom serves the remaining bedrooms, all thoughtfully presented and filled with natural light.

Additional Practicality & Potential

- Tanked and dry cellar providing excellent storage or future development potential
- Driveway and garage with internal access
- EV charging point
- Ample off-street parking
- Private west-facing rear garden ideal for outdoor dining and family use
- Fibre broadband available to the property.

Location & Lifestyle

Talbot Road enjoys a prime Roundhay position, just moments from the vibrant amenities of Street Lane, offering boutique shops, cafés, restaurants and everyday conveniences.

Roundhay Park — one of Europe's largest and most celebrated city parks — is within easy walking distance, providing over 700 acres of parkland, lakes, woodland walks

and recreational facilities. Tropical World and a range of sports amenities are also close by.

The property is well placed for highly regarded local schooling, Ofsted rated 'Outstanding' Talbot Road Primary, and benefits from excellent transport links to Leeds city centre and major road networks.

Viewings

Strictly by appointment through Monroe Estate Agents. Early viewing is highly recommended for this rare Roundhay gem.

ENVIRONS

Roundhay is one of North Leeds' most desirable suburbs, renowned for its leafy surrounds, exceptional schools, and vibrant local community. The conservation area offers a blend of heritage homes, green spaces, and modern amenities, including a variety of boutique shops, cafés, restaurants, and bars along nearby Street Lane.

Roundhay Park — one of the largest urban parks in Europe — offers 700 acres of parkland, lakes, woodland, and gardens, and hosts the popular weekly Parkrun. There are numerous sports facilities nearby, including tennis courts, several championship golf courses, and fitness centres, as well as yoga studios and a bowling green.

Commuter links are excellent, with frequent public transport connections to Leeds City Centre, Harrogate, Wetherby, and York. The national motorway network and Leeds Bradford International Airport are both easily accessible, making this

property ideal for both business and leisure.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents. Viewings by appointment only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

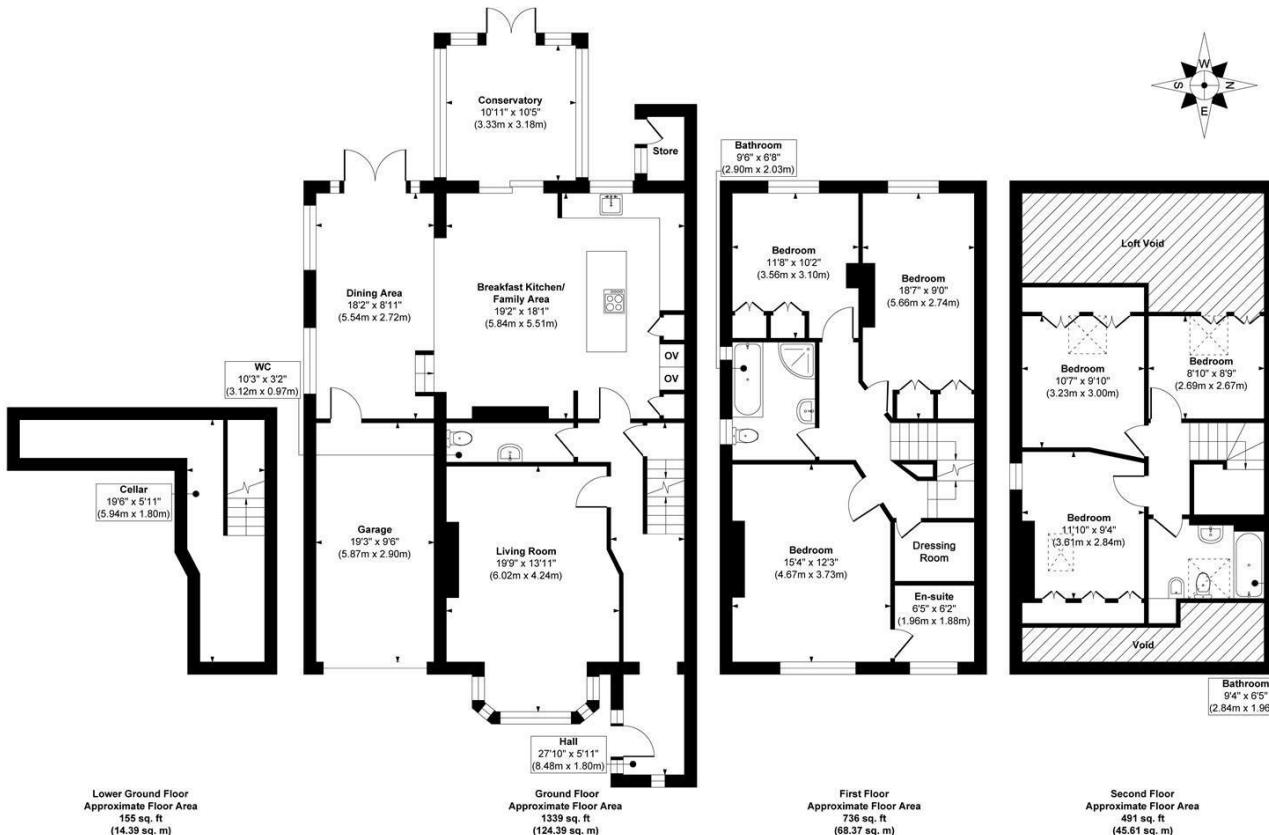
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2721.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	
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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