MONROE

SELLERS OF THE FINEST HOMES



52 KIRK LANE
LEEDS

£699,950
FREEHOLD

A truly remarkable home offering an exceptional blend of space, character and versatility, set within a highly sought-after central Yeadon position and complemented by beautifully established gardens and a substantial garage. Arranged over four impressive floors, this individual residence offers an abundance of beautifully proportioned accommodation, creating a home of genuine scale and flexibility that is perfectly suited to modern family life, entertaining and those seeking something rather more special.





• Four-storey family home – Impressive accommodation arranged over four floors, offering exceptional space, flexibility and privacy. • Four generous bedrooms – Well-proportioned bedrooms throughout, including an impressive second-floor bedroom with excellent versatility. • Multiple en-suite bedrooms – Bedrooms on both the first and second floors benefit from en-suite facilities, ideal for family living and guests. • Three superb reception rooms – A generous reception room, separate dining room and spacious lounge provide plenty of room for entertaining and relaxing. • Two kitchens – Kitchen facilities on both the lower ground and ground floors offer excellent flexibility for modern family or multi-generational living.

From the moment you arrive, the property immediately makes an impression, with its generous proportions and established setting creating a wonderful sense of privacy and tranquillity despite its central location. The gardens are a particular highlight, with beautifully mature planting creating a verdant backdrop and a series of lawned and planted areas that provide an idyllic outdoor setting. To the rear, the garden is exceptionally well established, with mature trees, shrubs and colourful planting creating a wonderfully private and secluded environment. Meandering pathways and carefully planted borders give the garden a relaxed, almost country-garden feel, making it a delightful space in which to sit, entertain or simply enjoy the surroundings.

The property also benefits from a substantial garage, accessed from the rear, providing excellent secure storage and parking potential and adding another valuable dimension to this already impressive home.

Inside, the ground floor immediately delivers on space, with an impressive reception room providing a wonderful setting for both formal entertaining and relaxed family gatherings. A separate kitchen is complemented by a generous dining room, creating an excellent arrangement for hosting family and friends, while a further substantial lounge offers an additional reception space in which to relax and unwind.

The combination of reception rooms gives the ground floor an exceptional sense of flexibility. Each space can be tailored to suit the lifestyle of the new owners, whether that means creating formal entertaining areas, a dedicated family room, a quieter sitting room or a combination of both. The generous proportions throughout are a defining characteristic of the property and create a feeling of space and grandeur rarely found in more conventional family homes.

The first floor continues the impressive accommodation, providing three well-proportioned bedrooms. Each offers considerable flexibility, with ample space for family members, guests or those requiring dedicated work-from-home accommodation. The scale of the rooms allows the property to adapt effortlessly to changing family requirements, while the separation between the floors provides an excellent sense of privacy.

The second floor is home to a truly impressive bedroom, with exceptional proportions that provide an opportunity to create a magnificent private retreat. With space on this scale, the room could comfortably accommodate a range of furnishings and uses, creating the potential for a particularly impressive principal bedroom, guest suite or additional private living space.

The lower ground floor adds yet another layer of versatility to the accommodation. Rather than simply offering additional rooms, this level provides genuine scope for the new owners to tailor the property around their individual requirements, whether that be additional living accommodation, a home office, hobby space, guest accommodation or somewhere for older children to have their own sense of independence.

Externally, the gardens are undoubtedly one of the property's most distinctive features. The rear garden is a mature and beautifully planted haven, with established trees, colourful borders and a wonderful sense of seclusion. The level of planting gives the garden an established character and creates a peaceful setting that feels surprisingly private for such a central location. The front garden provides further greenery and kerb appeal, while the substantial garage adds useful practicality without detracting from the attractive surroundings.

The central Yeadon location further enhances the appeal, placing





• Beautiful established gardens – Attractive gardens to the front and rear, with the rear enjoying mature planting, lawned areas and a wonderfully private feel. • Substantial rear garage – A generous garage provides valuable secure storage and practical space, accessed from the rear of the property. • Central Yeadon location – Ideally positioned close to Yeadon's amenities, shops and everyday conveniences while retaining a private residential feel. • Versatile four-floor layout – Plenty of scope for home working, guest accommodation, hobbies or creating dedicated spaces for different generations. • A truly individual home – A rare combination of generous accommodation, en-suite bedrooms, multiple reception rooms, established gardens and a superb central location.

the property within easy reach of the town's everyday amenities, whilst offering excellent access to the surrounding areas. It is a position that combines convenience with the feeling of having your own private retreat, making it particularly appealing to families seeking both lifestyle and practicality.

What truly sets this home apart, however, is the combination of its scale, versatility and setting. Four floors of generous accommodation, multiple reception rooms, an abundance of bedroom space, established gardens and a substantial garage come together to create a property with remarkable potential and an unmistakable sense of individuality.
This is a home that needs to be viewed to be fully appreciated. Offering an exceptional amount of accommodation in a wonderfully established setting, it presents a rare opportunity to acquire a substantial and highly versatile residence in the heart of Yeadon.

REASONS TO BUY

• Four-storey family home – Impressive accommodation arranged over four floors, offering exceptional space, flexibility and privacy.
• Four generous bedrooms – Well-proportioned bedrooms throughout, including an impressive second-floor bedroom with excellent versatility.
• Multiple en-suite bedrooms – Bedrooms on both the first and second floors benefit from en-suite facilities, ideal for family living and guests.
• Three superb reception rooms – A generous reception room, separate dining room and spacious lounge provide plenty of room for entertaining and relaxing.
• Two kitchens – Kitchen facilities on both the lower ground and ground floors offer excellent flexibility for modern family or multi-generational living.
• Beautiful established gardens – Attractive gardens to the front and rear, with the rear enjoying mature planting, lawned areas and a wonderfully private feel.
• Substantial rear garage – A generous garage provides valuable secure storage and practical space, accessed from the rear of the property.
• Central Yeadon location – Ideally positioned close to Yeadon's amenities, shops and everyday conveniences while retaining a private residential feel.
• Versatile four-floor layout – Plenty of scope for home working, guest accommodation, hobbies or creating dedicated spaces for different generations.
• A truly individual home – A rare combination of generous accommodation, en-suite bedrooms, multiple reception rooms, established gardens and a superb central location.

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

LOCAL AUTHORITY
Leeds City Council

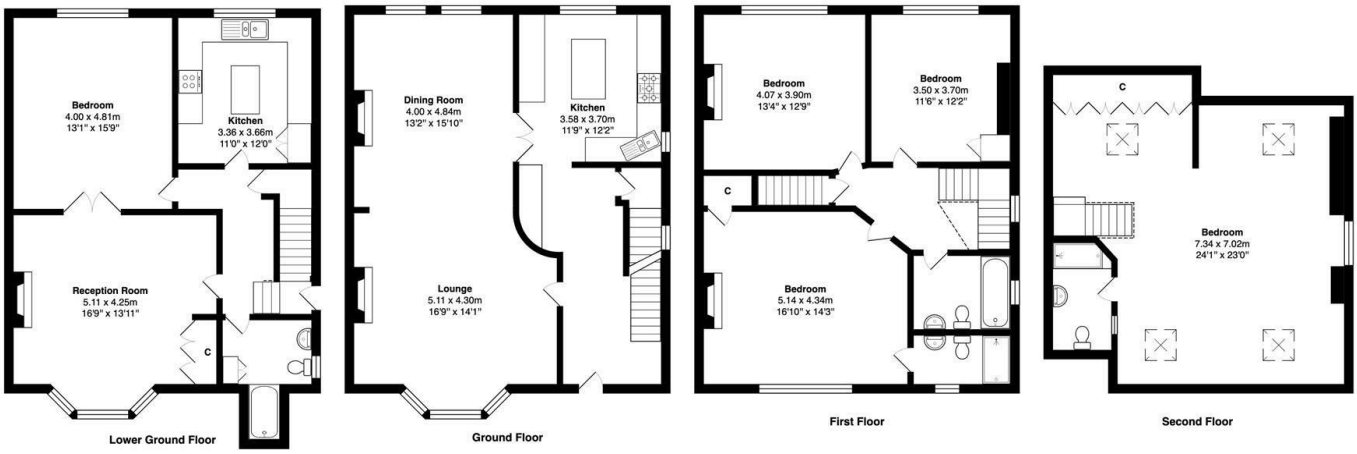
TENURE
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS
Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

Please note some images may contain CGI

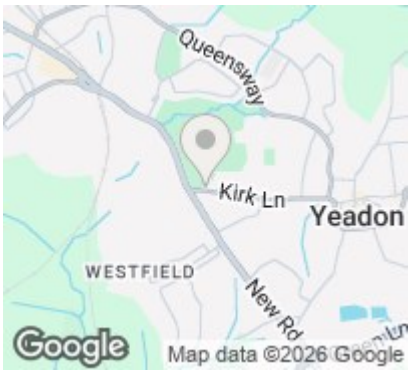


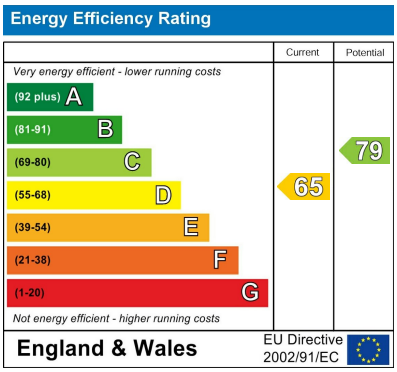




Total Area: 269.5 m² ... 2901 ft²

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

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