



CORNERSTONE

38 Sholebroke Avenue, Potternewton, Leeds, LS7 3HB



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38 Sholebroke Avenue

Guide Price £650,000

The Introduction

Cornerstone are delighted to present this truly impressive and substantial 334 sq metre, six-bedroom detached residence, complete with a self-contained duplex flat, ideally positioned on Sholebroke Avenue in Potternewton. Perfectly located just south of the ever-popular and vibrant suburb of Chapel Allerton and approximately 2 miles from Leeds City Centre, this home offers the best of both worlds—peaceful residential living with immediate access to one of the UK's most dynamic cities.

Living so close to Leeds City Centre brings a wealth of advantages. From award-winning restaurants, stylish bars, and bustling cafés to premier shopping destinations and cultural hotspots including theatres, galleries, and live music venues—everything you could want is within easy reach. The city is also renowned for its excellent transport links, highly regarded schools, and thriving business district, making it a prime location for families and professionals alike. Meanwhile, nearby Chapel Allerton provides a charming, community-focused atmosphere with independent shops, green spaces, and a highly regarded food and drink scene—consistently ranking among the most desirable places to live in Leeds.

The Location & Home

Leeds is widely regarded as one of the UK's most dynamic cities, offering an outstanding range of amenities, including award-winning restaurants, stylish bars, extensive shopping facilities, and a thriving cultural scene with theatres, galleries, and live music venues. Excellent transport links and highly regarded schools further enhance its appeal, while nearby Chapel Allerton provides a charming, community feel with independent cafés, restaurants, and green spaces—making this a highly desirable location for families and professionals alike.

Occupying a generous plot, the property offers expansive and versatile accommodation across three spacious floors, in addition to a vast basement that spans the full footprint of the home. This impressive lower level, currently divided into several rooms, presents an exciting opportunity for further development—whether into additional living space, a home gym, cinema room, or even a bespoke leisure suite (subject to the necessary consents). This untapped potential adds significant long-term value and appeal.

A particularly attractive feature is the self-contained duplex flat to the rear. Split over two floors and comprising its own kitchen, living room, bathroom, bedroom, and storage room, it offers exceptional flexibility. Whether used as a rental investment to generate additional income, accommodation for extended family, a private guest suite, or even a dedicated home office, it represents a highly desirable and practical addition that enhances both lifestyle and investment potential.

Ground Floor Hallway

Entering the property, you are welcomed into a grand and spacious hallway boasting high ceilings and elegant wood panel detailing. This impressive entrance sets the tone for the rest of the home and provides access to the basement, kitchen, dining room, ground floor W.C., and lounge.

Kitchen

One of the standout features of the home is the superb, newly installed kitchen. Designed with both style and practicality in mind, it features extensive cupboard space, a large central island, and a full range of integrated appliances, including fridge, freezer, double ovens, dishwasher, and a dedicated space for a washer and dryer. A perfect space for both everyday living and entertaining.

Lounge

The large formal lounge is flooded with natural light from a beautiful bay window on the front elevation. Offering ample space for seating, this elegant room is centred around a charming log burning stove, creating a warm and inviting atmosphere.

Dining Room

A separate formal dining room provides an ideal setting for entertaining, comfortably accommodating 8–10 guests in a refined and sociable environment.

Ground Floor W.C.

Comprising a toilet and sink, conveniently located on the ground floor.

First Floor - Bedroom One

A truly impressive principal suite spanning approximately 32 sq metres, complete with its own sitting area and a characterful log burning stove—creating a luxurious yet cosy retreat.

First Floor - Bedroom Two

A spacious double bedroom offering excellent proportions and flexibility.

First Floor - Bedroom Three

Currently utilised as a walk-in wardrobe and gym, this room can easily be reinstated as a further generous double bedroom if required.

First Floor - Family Bathroom

A newly fitted, stylish tiled bathroom featuring a walk-in shower, toilet, and sink, finished to a high standard.

First Floor - Storage Cupboard

A large and practical storage cupboard is also located on the first floor.

Second Floor - Bedroom Four

A large double bedroom featuring its own sitting area, offering a private and versatile space.

Second Floor - Bedroom Five

A further double bedroom benefiting from a good degree of storage space.

Second Floor - Bedroom Six

A well-proportioned room suitable as a bedroom, nursery, or ideal home office.

Second Floor - Bathroom

Comprising a shower, toilet, and sink.

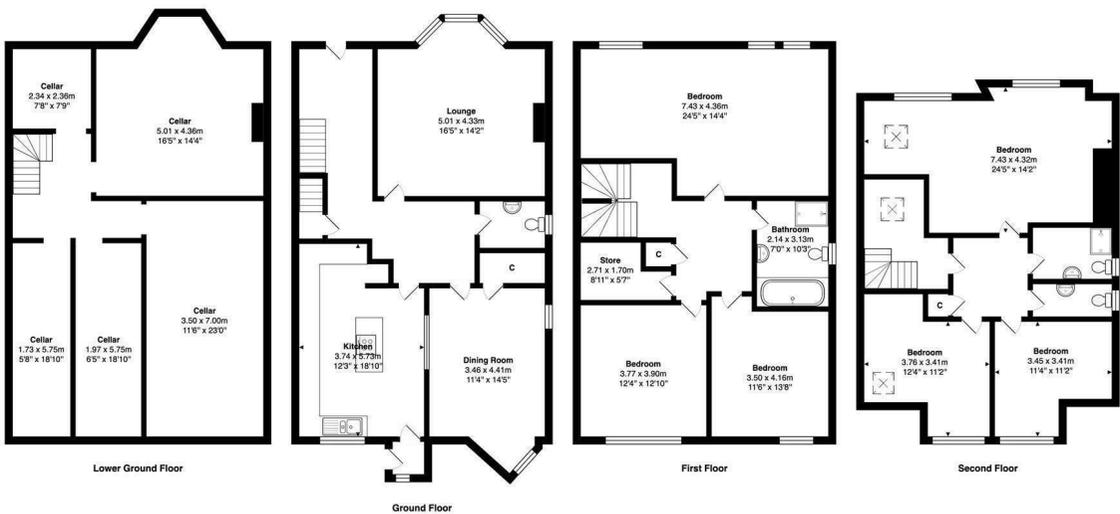
Second Floor - Separate W/C

Additional convenience with a separate toilet.

Basement

The property boasts a vast basement that runs the full footprint of the house and is currently divided into several rooms. This substantial space offers incredible potential for further development—ideal for creating additional living accommodation, a home gym, cinema room, or hobby space (subject to the necessary consents). From a buyer's perspective, this represents a fantastic opportunity to add value and tailor the home to suit individual lifestyle needs.





Total Area: 334.0 m² ... 3595 ft²
 All measurements are approximate and for display purposes only

The Duplex Flat

The property benefits from a self-contained one-bedroom duplex flat, split over two floors and comprising a kitchen, living room, bathroom, bedroom, and storage room. This is a highly valuable addition, offering the potential to generate rental income, provide independent living for extended family, or serve as a private guest suite. Its separation from the main house ensures privacy and flexibility, making it a significant lifestyle and investment advantage.

The Grounds

To the front of the property is a large lawned garden with a paved footpath leading to the entrance and a paved area, creating an attractive and welcoming approach.

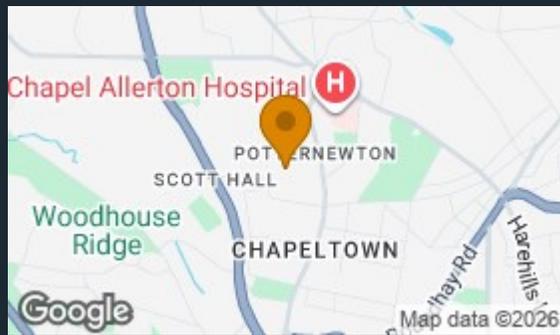
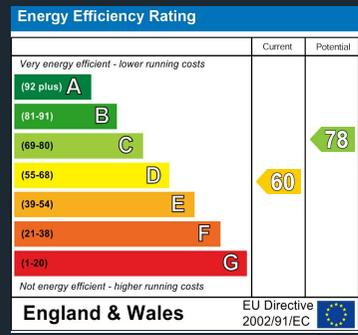
To the rear, the property offers a further lawned garden along with a substantial tarmac driveway providing ample off-street parking. Accessed via an electric gate from Back Sholebroke Avenue, this area is both secure and practical, with easy access to both the main house and duplex flat.

To Conclude

This outstanding property combines scale, character, and versatility. Offering flexible living, income potential, and future development opportunities, this is a rare and exciting home that must be viewed to be fully appreciated.

Local Authority
 Leeds City Council

Council Tax Band
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