



8 PARK AVENUE  
LEEDS, LS15 8EW

£825,000  
FREEHOLD

Are you looking for an incredible property with a thoughtful extension and unique style? Your dream home is waiting!

MONROE

SELLERS OF THE FINEST HOMES

## 8 PARK AVENUE

- Detached Bespoke Family Home
- Thoughtfully Extended
- Modern With Character
- Stunning throughout
- Wood Pannelling
- 3605 Sqft
- Four Bedrooms
- Five Bathrooms
- Excellent Location & Amenities
- Fantastic Travel Links



Discover this stunning and unique detached property, thoughtfully extended to seamlessly blend modern comforts with classic character. Spanning over 3,500 square feet of beautiful living space, this home perfectly fuses period charm with contemporary finishes, making it an ideal haven for families seeking generous space, refined style. Don't let this exceptional opportunity slip away!

As you step inside, you're welcomed by an elegant porch leading to a striking entrance hall, adorned with stylish wood panelling that exudes sophistication. At the heart of the home is an open-plan kitchen, living, and dining area. This bespoke fitted kitchen from Howdens features sleek composite worktops, modern appliances, a double oven, a wine fridge, and a spacious island. Double patio doors flood the space with natural light, creating a bright and inviting atmosphere. A custom media wall enhances the appeal of the area, making it a stunning space for family gatherings and entertaining, complete with a contemporary fireplace that adds warmth.

The lounge is both bright and airy, boasting double bespoke windows and a magnificent fireplace, making it the perfect spot for relaxation. Additionally, the home offers a guest WC, a utility space, and another reception room currently used as a treatment room, providing versatility for various needs.

As you move upstairs, this home continues to impress

with four bedrooms, each featuring its own En-Suite bathroom, complete with fitted wardrobes or dressing areas. The primary suite stands out with its bespoke windows and a charming Juliette balcony, along with his and hers dressing areas and a modern En-Suite bathroom. Additionally, the upper level is equipped with air conditioning for added comfort.

Stepping outside, you're welcomed by electric gates leading to a spacious driveway that accommodates multiple vehicles, alongside more secure gates at the property's side. The exterior boasts a double garage, a beautifully maintained lawn, and ample patio space, making it an ideal setting for entertaining guests.

### 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.

completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

#### 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, oil heating and a septic tank.

#### LOCAL AUTHORITY

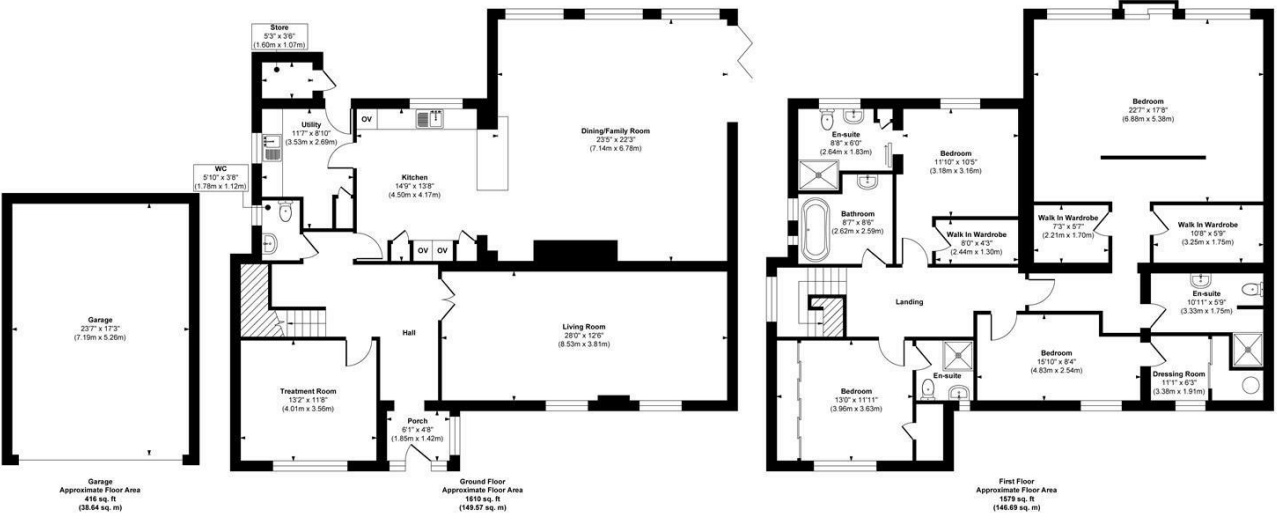
Leeds City Council

#### TENURE

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

## 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			
<b>England &amp; Wales</b>		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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