



112B BLUE HILL LANE
LEEDS, LS12 4NY

£450,000
FREEHOLD

Spacious four-bedroom detached stone home in a gated cluster on Bluehill Lane, Wortley, featuring large living areas, double bedrooms, garage, driveway, generous garden, and excellent potential for modernisation.

MONROE

SELLERS OF THE FINEST HOMES

112B BLUE HILL LANE

• 4 Bed Stone Built House • Modern & Spacious
Throughout • Good Size Kitchen/Lounge/Dining
Room • Guest W.C/Gardens/Front &
Rear/Drive • Four Piece Bathroom Suite • Detached
Garage • Garden • Private, Gated
Development • Driveway • Call The Office for More
Information and a Viewing



Set within an exclusive gated development of just three detached homes, this substantial four-bedroom stone-built residence at Blue Hill Lane presents a rare opportunity to acquire a spacious and highly desirable family home in the sought-after area of Wortley.

Offering privacy, security and a strong sense of community, the property is ideal for growing families, professional couples or those seeking a semi-rural lifestyle with excellent connectivity.

The property is immaculately positioned and benefits from a private driveway and a separate detached garage, providing ample off-street parking. The attractive stone façade gives the home a timeless and characterful appearance, blending traditional charm with generous modern living proportions.

Internally, the property offers spacious and versatile accommodation throughout. The large living area is a standout feature, providing an abundance of natural light and ample space for both everyday family living and entertaining guests. The spacious kitchen offers excellent potential, with plenty of room for dining and the opportunity to create a stunning open-plan kitchen/dining/family space, subject to personal taste and any necessary consents.

Upstairs, the property continues to impress with four generously sized double bedrooms, all offering excellent proportions and flexibility. Whether utilised

as bedrooms, home offices, dressing rooms or guest accommodation, each room provides comfortable and practical living space. The layout is ideal for modern family life and those working from home.

Externally, the property enjoys a generous and well-maintained garden, perfect for outdoor entertaining, alfresco dining, or simply relaxing in a private setting. The outdoor space is ideal for children, pets and gardening enthusiasts alike, further enhancing the appeal of this superb home.

While the property is well presented and ready for occupation, it also offers excellent potential for buyers to add value and put their own stamp on the interior, making it an exciting opportunity for those looking to create a bespoke forever home.

Located in the popular residential area of Wortley, the property benefits from a range of local amenities, including shops, supermarkets, schools and leisure facilities. There are excellent transport links nearby, with convenient access to major road networks, making commuting to Leeds, Bradford and surrounding areas both quick and straightforward. Public transport options are also readily available, further enhancing accessibility.

Combining space, privacy, potential and a prime location, this impressive detached home ticks all the boxes for buyers seeking a forever family home, an investment opportunity, or a property with scope to modernise and add value. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

ENVIRONS

The Detached House is located within a small boutique development or 3 x Detached properties and has excellent access links to the M62 & M1 motorways.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold

REASONS TO BUY

Detached Family Home
Spacious Living Room & Diner/Kitchen
Gated
Small Boutique Development
Stone Built
Great Location

Detached Garage
Nicely Finished
Quiet Street

Early internal viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

Leeds City Council
Council Tax Band: E
EPC Rating: C

* Some of the photos within this advert have been enhanced using AI features

112B BLUE HILL LANE





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ADDITIONAL INFORMATION

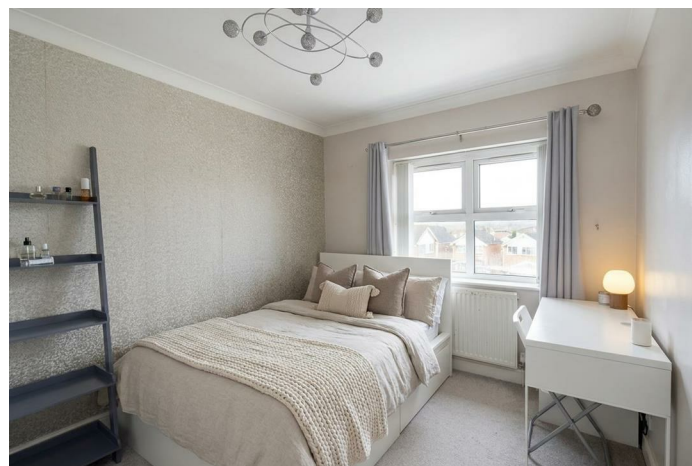
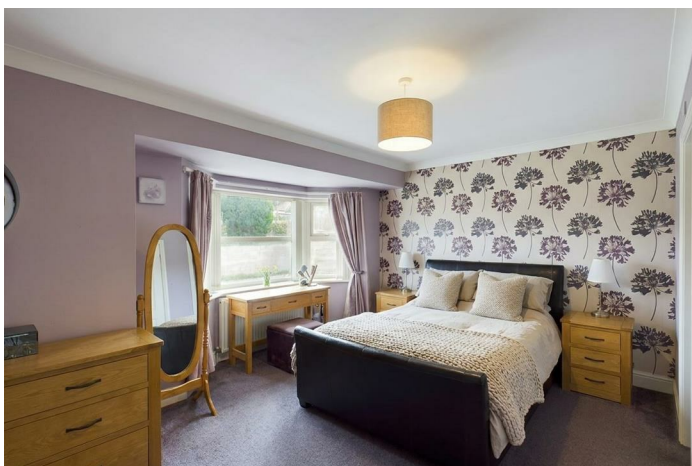
Local Authority – Leeds City Council

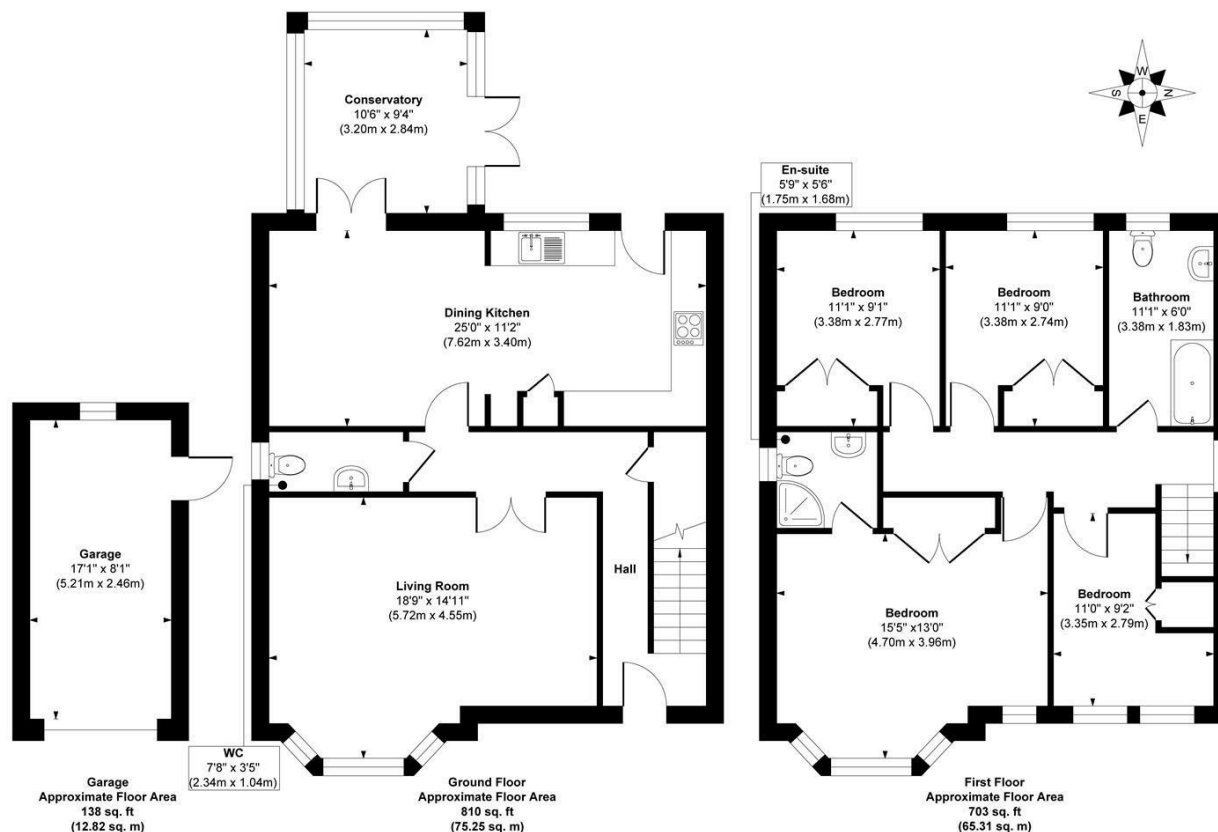
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1658.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1651 sq. ft / 153.38 sq. m

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		
(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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