



93 HOLLYSHAW LANE

LEEDS, LS15 7BA

£675,000
FREEHOLD

Welcome to Rosemary, a brand new back to brick extended redevelopment which creates a modern classic. Completing in 2025, this four bedroom detached new home offers more than the just a home it is a way of living. Get in touch early to find out more!

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- Total redevelopment to create a four bedroom family home
- 2,368 Sqft plus garage
- Open plan kitchen diner with stone work tops
- Four double bedrooms
- Electric gates
- Wet underfloor heating
- Floating staircase
- 2 x EV chargers
- Principle bedroom with en suite and walk in dressing room
- 2 x further en suite bedrooms plus a house bathroom



Coming Soon – Spectacular Redeveloped Home in Cross Gates

93 Hollyshaw Lane, Cross Gates

This stunning, fully redeveloped home will be available later this year, offering an exceptional level of luxury and contemporary design. Every detail has been carefully considered to create a sophisticated yet functional living space.

Key Features:

Open-Plan Kitchen/Living/Dining – A spacious and modern design, perfect for entertaining

High-Spec Kitchen – Featuring stone worktops, an instant hot water tap, and integrated appliances

Formal Living Room – With a stylish media wall for a sleek and cozy feel

Bi-Folding Doors – Opening onto a suntrap decked terrace, seamlessly blending indoor and outdoor living

Landscaped Garden – With a south-facing porcelain-tiled BBQ area

Electric Gated Entrance & Ample Parking – Including a

cobble-stone driveway and garage

Bedrooms & Bathrooms:

Ground Floor En-Suite Bedroom (Bed 3) – Ideal for guests or multigenerational living

Principal Suite – With a walk-in dressing room and luxurious en-suite

Second En-Suite Bedroom – Offering privacy and comfort

Guest Fourth Bedroom – Perfect for family or visitors

Stylish House Bathroom – With premium finishes throughout

Additional Luxury Features:

Underfloor Heating (wet system)

Fully Tiled, Modern Bathrooms

Floating Staircase – A striking architectural feature

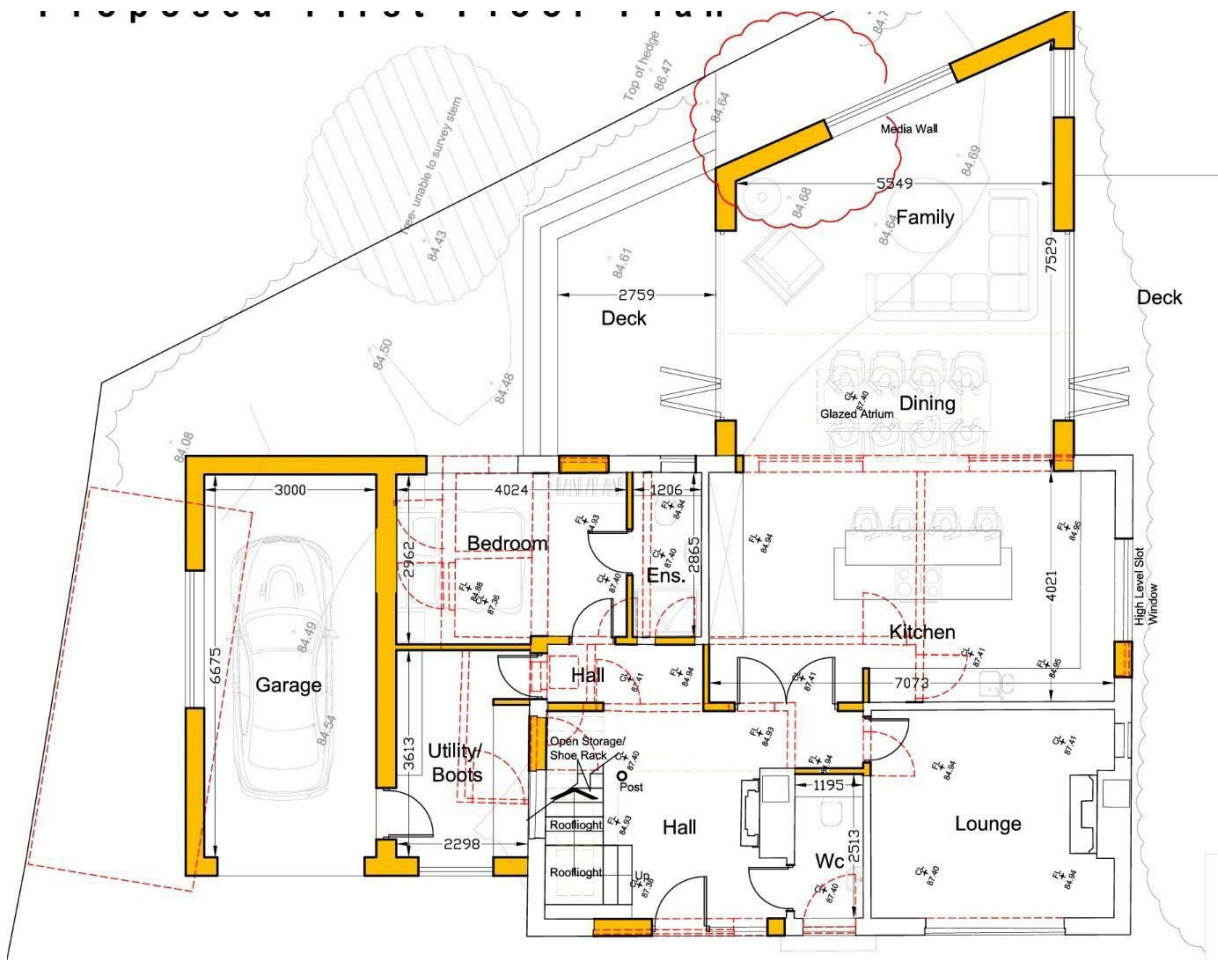
Floor-to-Ceiling Windows – Flooding reception rooms
with natural light

LVT & Luxury Carpets – High-end finishes in principal
areas

For more information or to arrange a site visit, contact
Monroe Land & New Homes today!

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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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