

THE PLACE

at Roundhay



WELCOME TO THE PLACE *at Roundhay*

The Place is an exclusive enclave of nine brand-new, high-specification homes nestled within a secure, gated community in the prestigious heart of Roundhay.

This exceptional development features a stunning collection of contemporary and elegantly designed 3 and 4-bedroom homes. Each residence is thoughtfully crafted to provide luxurious living spaces and features private off-street parking. Set among beautifully mature, landscaped grounds, The Place offers an idyllic and serene environment for residents.

Welcome to The Place, where exceptional quality and contemporary luxury meet to create your perfect home.



Location

Situated within walking distance of Oakwood, The Place enjoys a prime location with a range of local amenities nearby.

Residents can easily access popular restaurants, cafes, various shops, and small supermarkets, all contributing to a convenient and vibrant lifestyle.

For families, there are multiple highly rated schools and nurseries. There is also an abundance of green space for all the family and any four-legged friends to explore.

Walking distances:

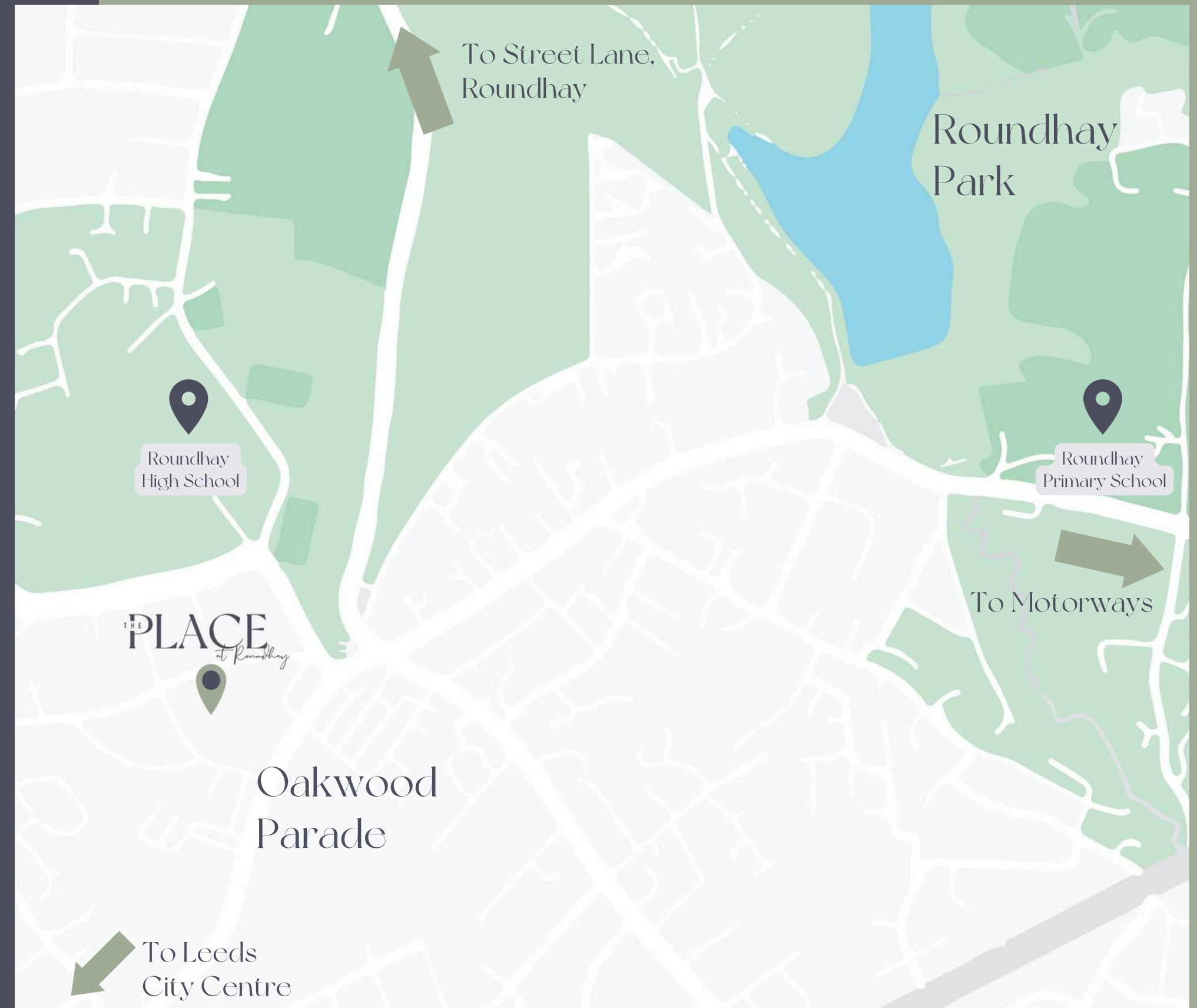
Oakwood Parade 2 minutes

Roundhay High School 8 minutes

Roundhay Primary School 15 minutes

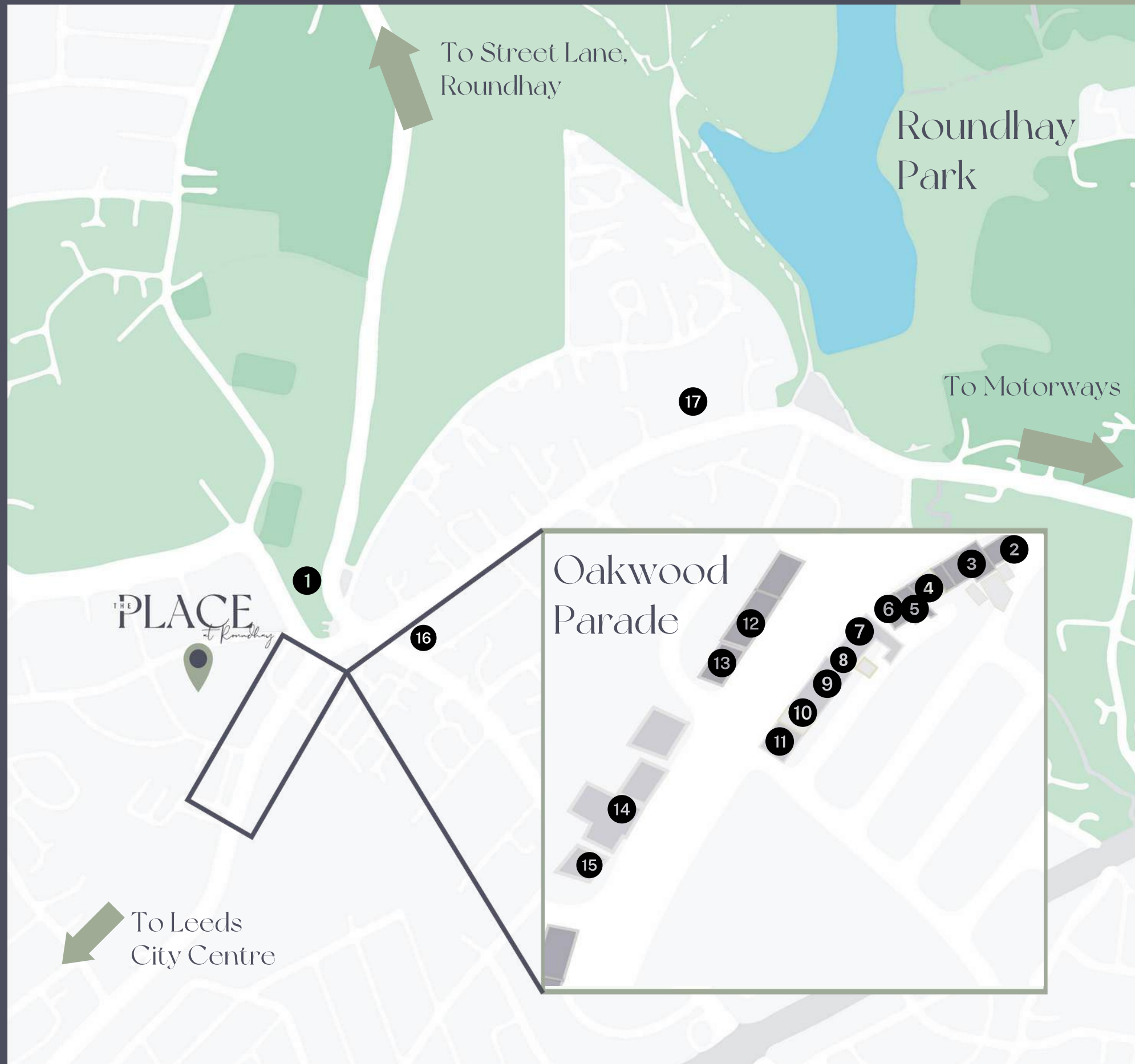
The Mansion, Roundhay Park 25 minutes

Street Lane Amenities 30 minutes



Your New Favourite Places

1. Hama Korean
2. Bab Tooma
3. Salt
4. Ottimo Pizza
5. Tasty Kitchen & Coffee
6. Cheesy Living
7. The Melbourne
8. Preston
9. House of Koko
10. Jon Kinsey Hairdressing
11. Rico's Italian
12. El Born
13. Pitta Fan
14. Snap Fitness
15. Jack Rabbits Pottery
16. Oakwood Library
17. The White House



General Building Specification

Embark on a journey of meticulous craftsmanship at The Place. Crafted to exceed the highest standards, each facet of The Place has been meticulously curated to offer unrivalled quality and sophistication.

With a Build-Zone 10-year structural warranty, rest assured that your investment is safeguarded for the long term.



Building Specification

- Reconstituted stone and render finish with artstone detailing
- PVC-U casement windows sympathetically coloured to compliment the elevations
- Composite GRP entrance doors matched to the windows
- A Rated double glazing to all windows and doors
- PAS24 security standards to all windows and doors
- Remote control electric gates to the development



The build specification on this page and the following pages for the scheme is initial only and subject to change, however it does give an indication of the level to be provided.



Interiors

Within, discover generously spacious living areas with pleasing flow, complemented by the luxury of underfloor heating on the ground floor.

Every detail of these interiors has been carefully considered to reflect the quality and sophistication of this scheme.



- Wet underfloor heating to ground floors
- Brushed chrome sockets and switches throughout
- Brushed chrome spotlights to cloakroom, bathroom, en-suite, hallway and kitchen / dining area
- Pendants to living area, landings and bedrooms
- Hardwired doorbell
- Intruder alarm with contact sensors to front and rear doors and motion sensors to ground floor
- TV points to all bedrooms
- Gas fired central heating throughout via A rated combination boiler, with MEV recovery cylinder
- Three zone time and temperature controls (ground, first and second floors)
- Contemporary patterned internal doors
- Brushed chrome ironmongery
- Luxury vinyl tiled floors to ground floor and bathrooms
- Carpet covering to all other areas
- Option to upgrade to fitted wardrobes



The Kitchen

The contemporary kitchens, adorned in chic neutral tones, feature integrated appliances and exquisite quartz worktops, setting the stage for culinary inspiration.

These are kitchens for sociable families that appreciate great quality and stylish finishes

- Contemporary styled kitchen in a neutral colour tone
- Quartz worktops
- Double width drawers with integrated cutlery tray
- Feature strip lighting to underside of wall units
- Integrated appliances including fridge / freezer, oven, induction hob, extractor and dishwasher
- 1.5 stainless steel sink bowl with mixer tap

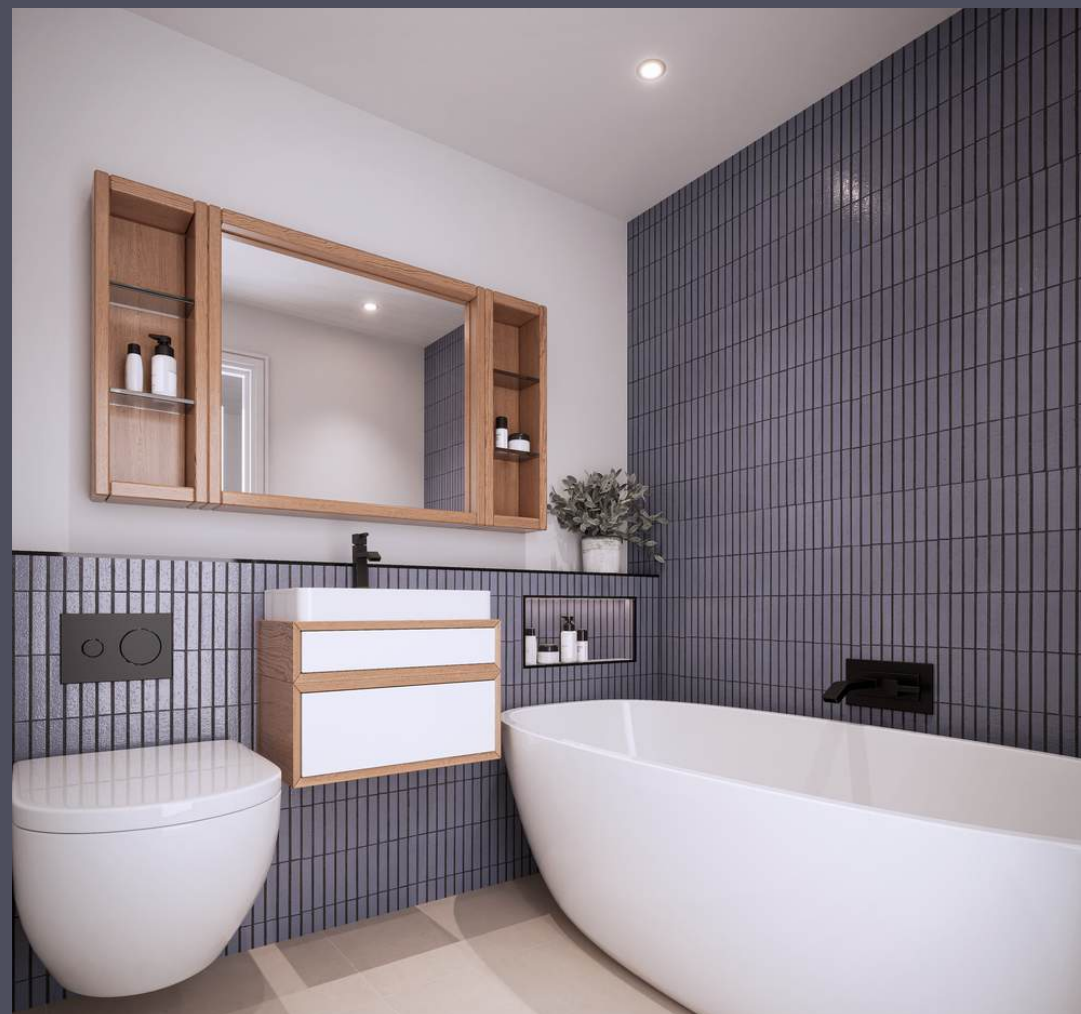




Bathrooms & En-suites

The bathrooms at The Place epitomize luxury and sophistication, featuring large format ceramic wall tiles and porcelain floor tiles for a seamless aesthetic.

The sleek design and thermostatic rainfall showers make each bathroom a haven of relaxation and indulgence.



- Large format ceramic wall tiles; fully tiled to bath and shower enclosure and half tiled to other walls
- Large format porcelain floor tiles
- White ceramic sanitaryware including; back to wall pans with concealed cisterns and wall mounted flush plates
- Vanity unit wash hand basins
- Mixer taps
- Thermostatic rainfall showers
- Towel radiators



Exteriors

Step outside onto hard-paved paths and patio areas, leading to beautifully landscaped gardens at both the front and rear.

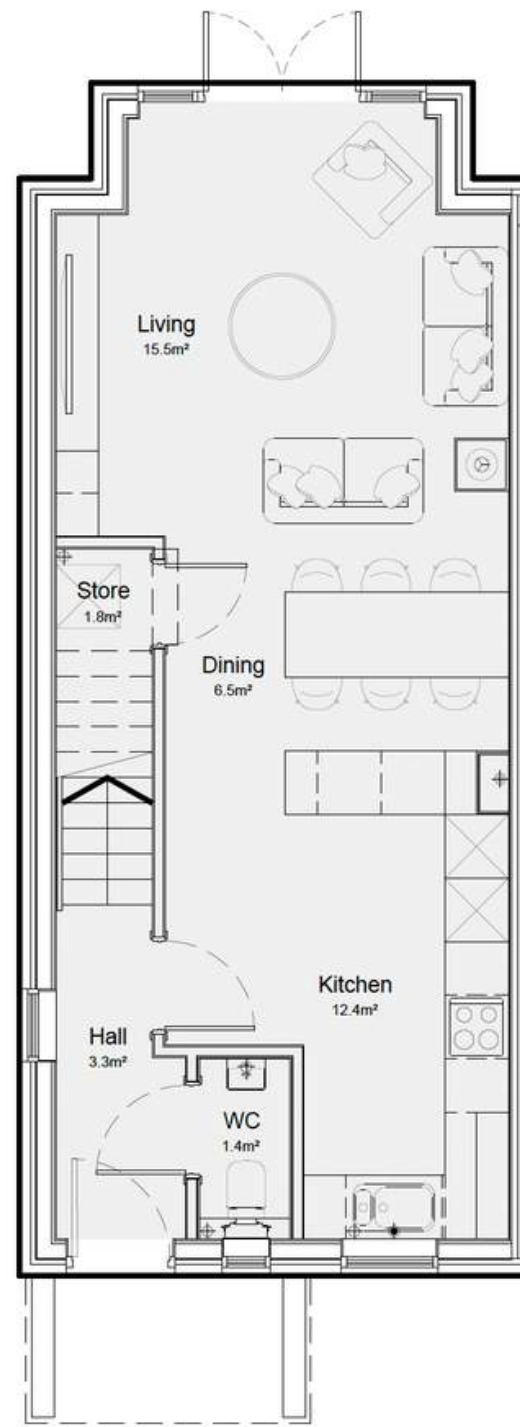
These homes have been designed with plenty of kerb appeal.



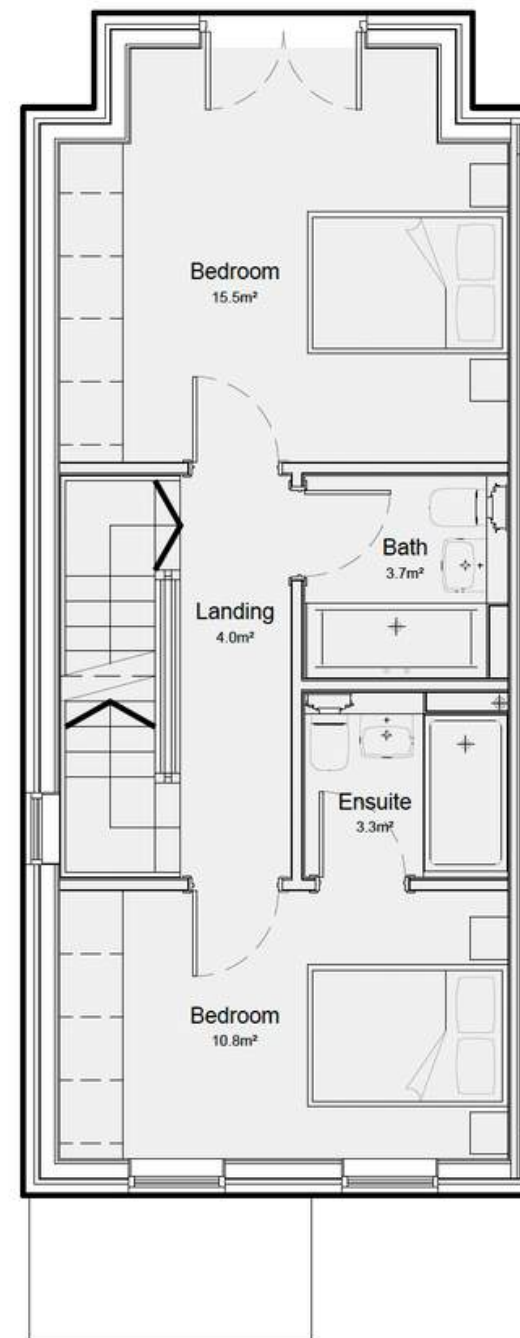
- Up and down lights to the front and rear doors
- Feature canopy to front entrances
- Two off road parking spaces
- Hard paved paths and patio areas
- Landscape gardens to front and rear
- 1.8m high timber fencing to lower garden areas
- 3 plots with garages (option to upgrade to remote controlled).



Plot	Type	Beds	Garage	Sqft
Plot 1	End Townhouse	4	No	1387
Plot 2	Mid Townhouse	3	No	1361
Plot 3	End Townhouse	4	No	1387
Plot 4	Semi detached	4	Yes	1387
Plot 5	Semi detached	3	No	1281
Plot 6	Semi detached	4	Yes	1387
Plot 7	Semi detached	3	No	1281
Plot 8	Semi detached	3	No	1281
Plot 9	Semi detached	4	Yes	1387



Ground floor

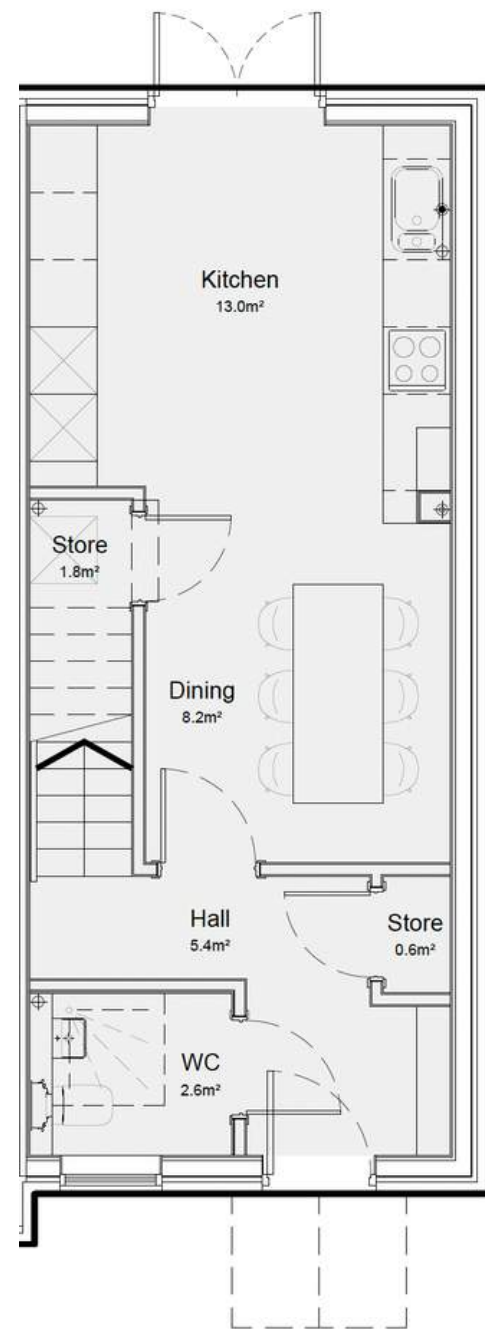


First floor

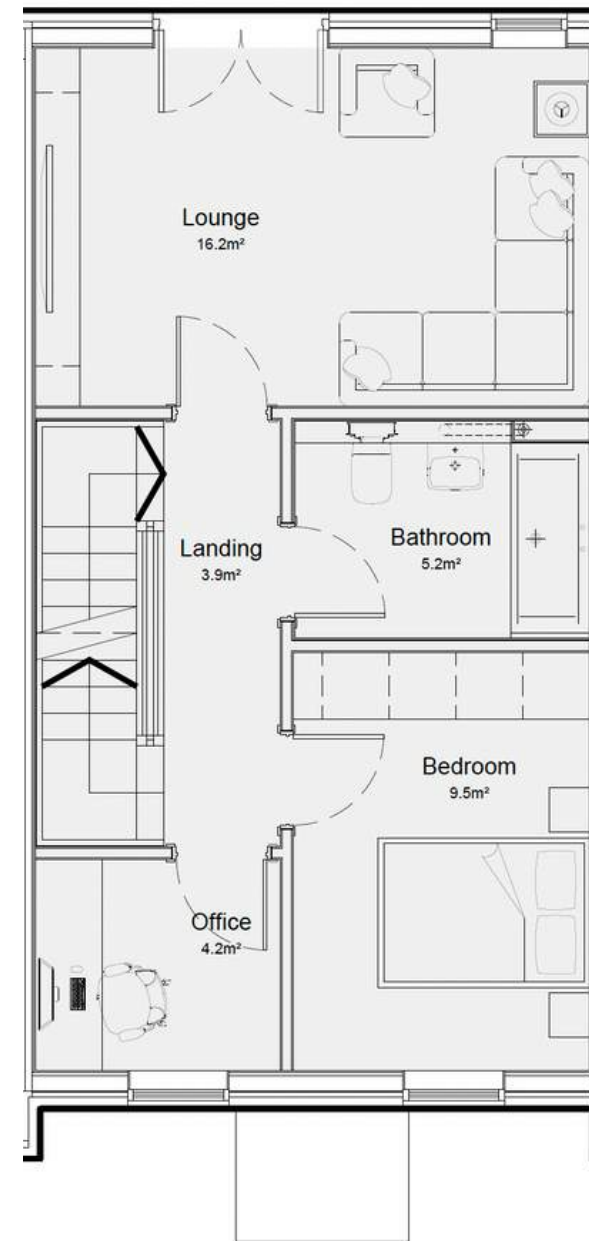


Second floor

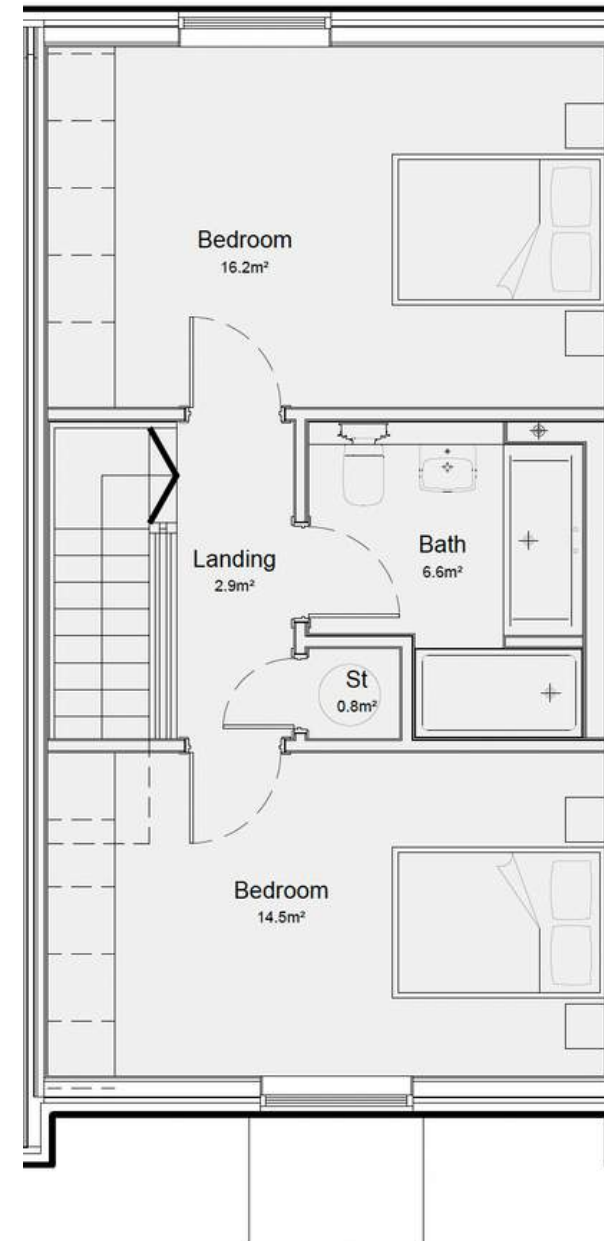




Ground floor

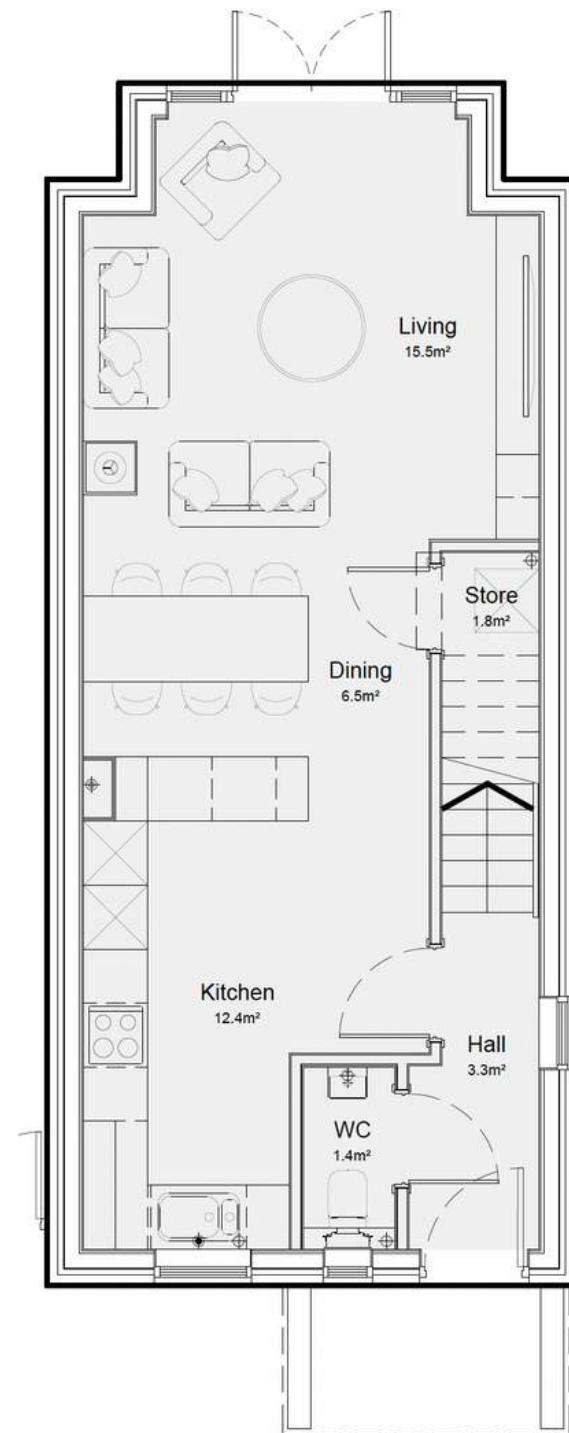


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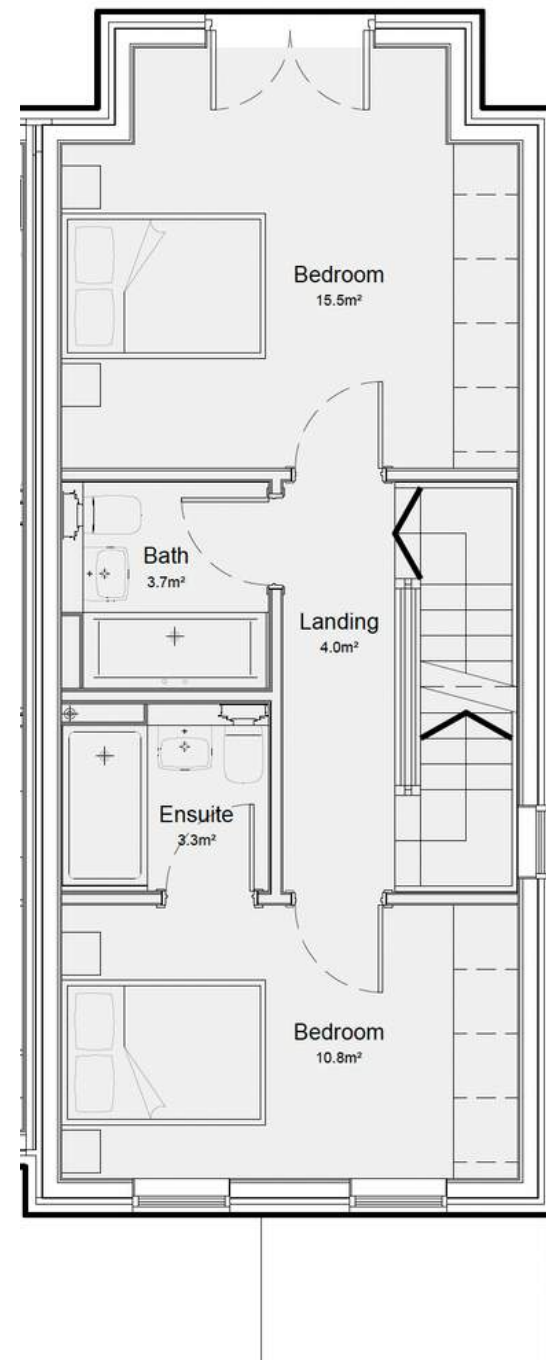


Second floor

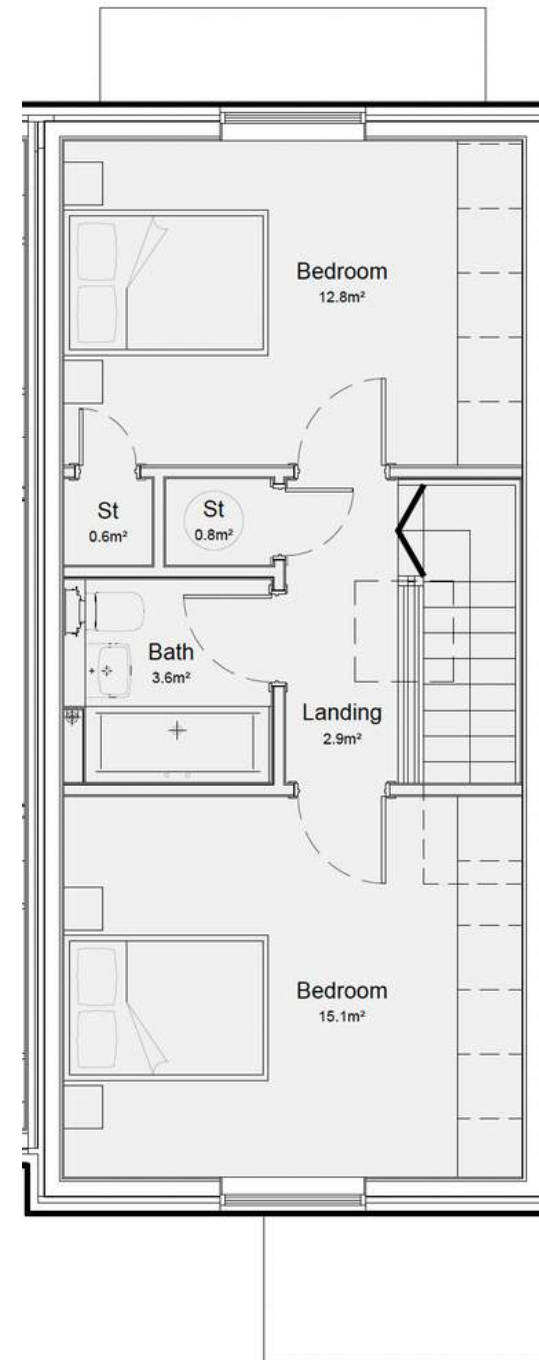




Ground floor

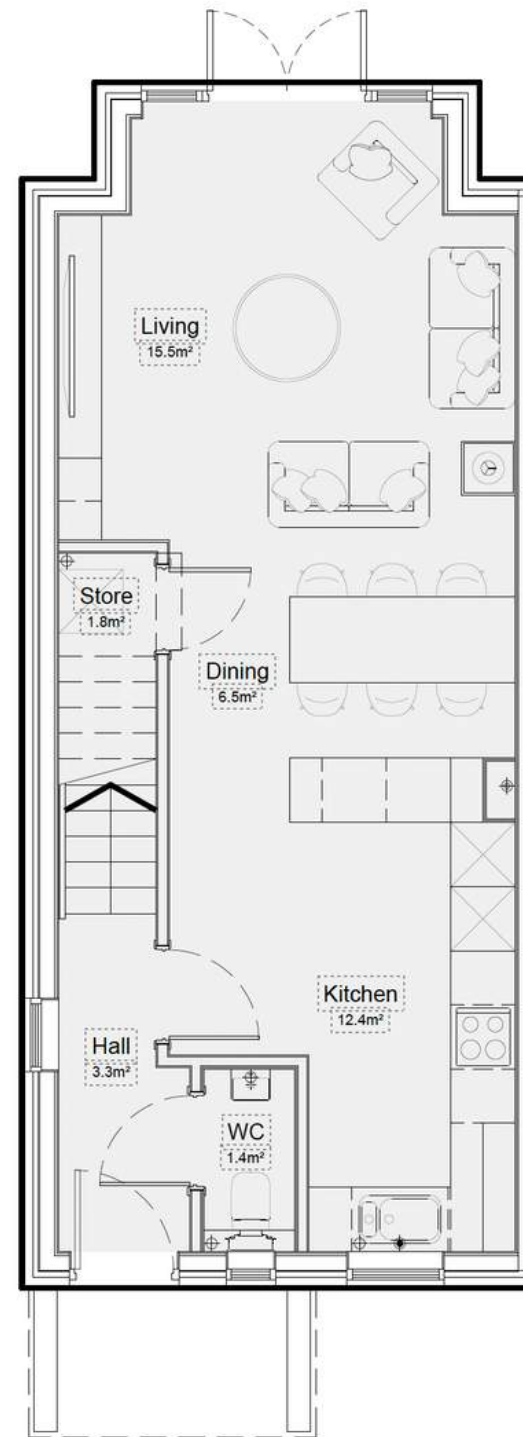


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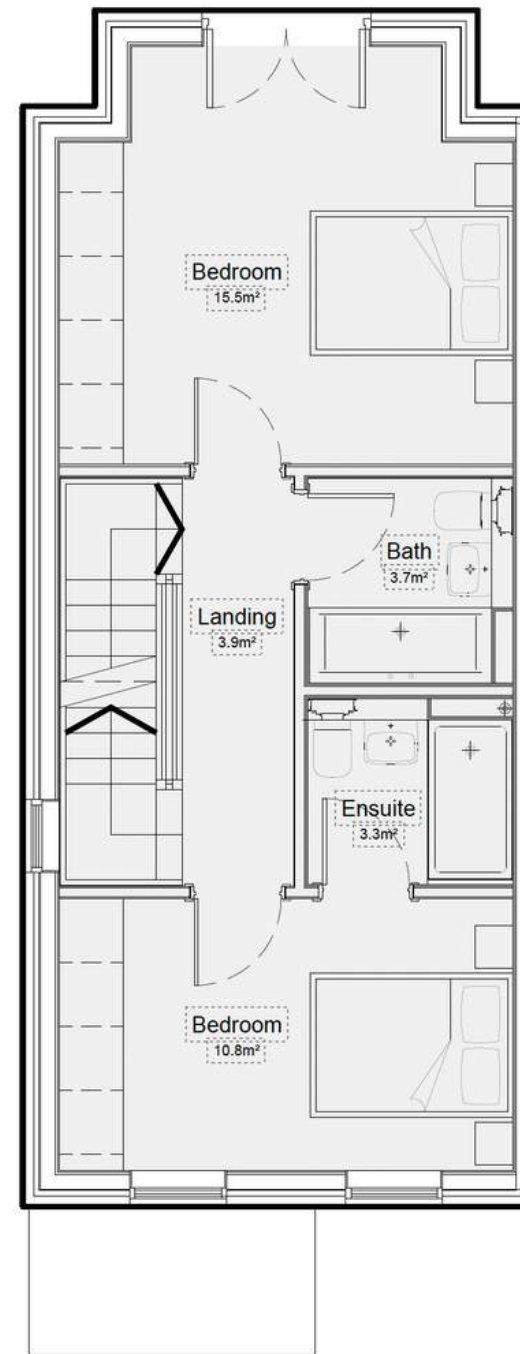


Second floor

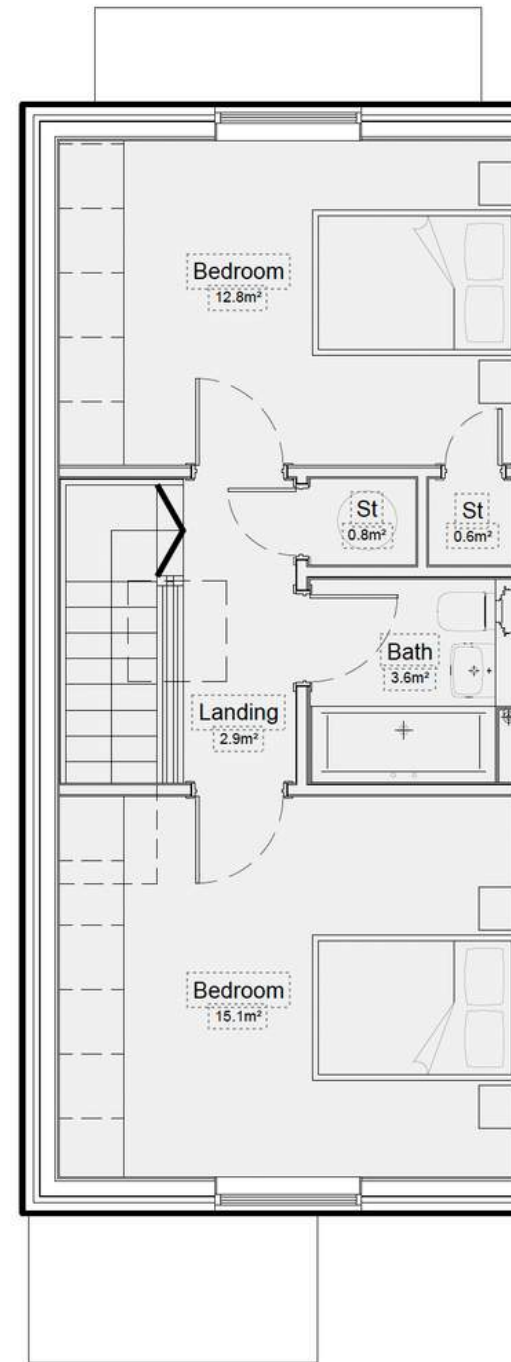




Ground floor

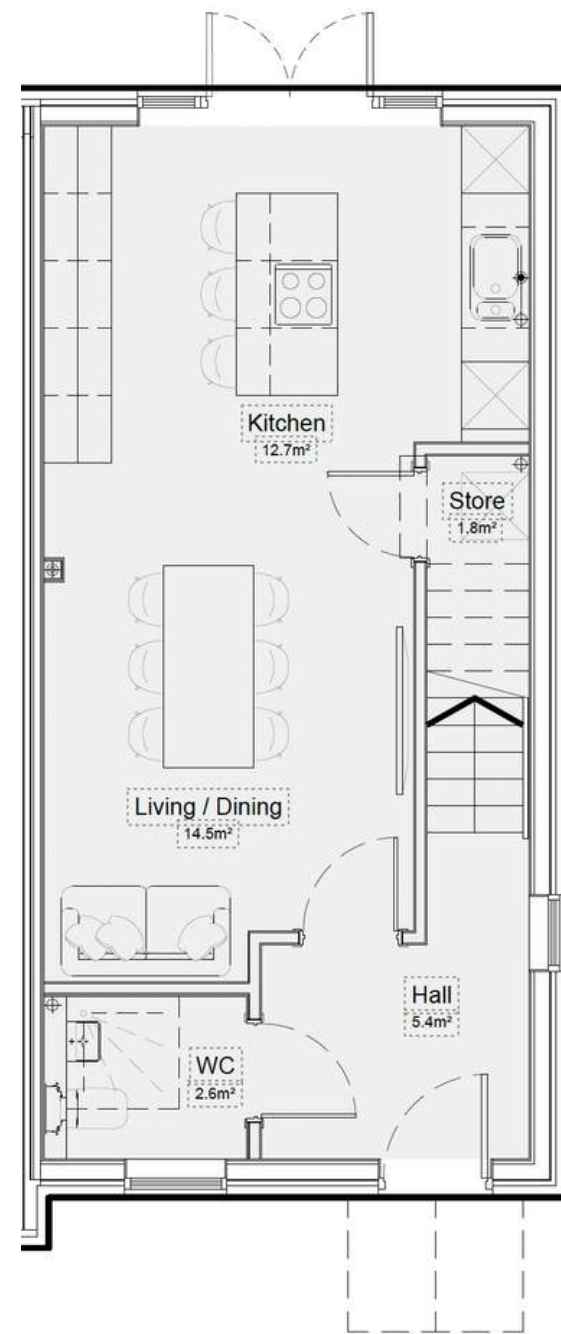


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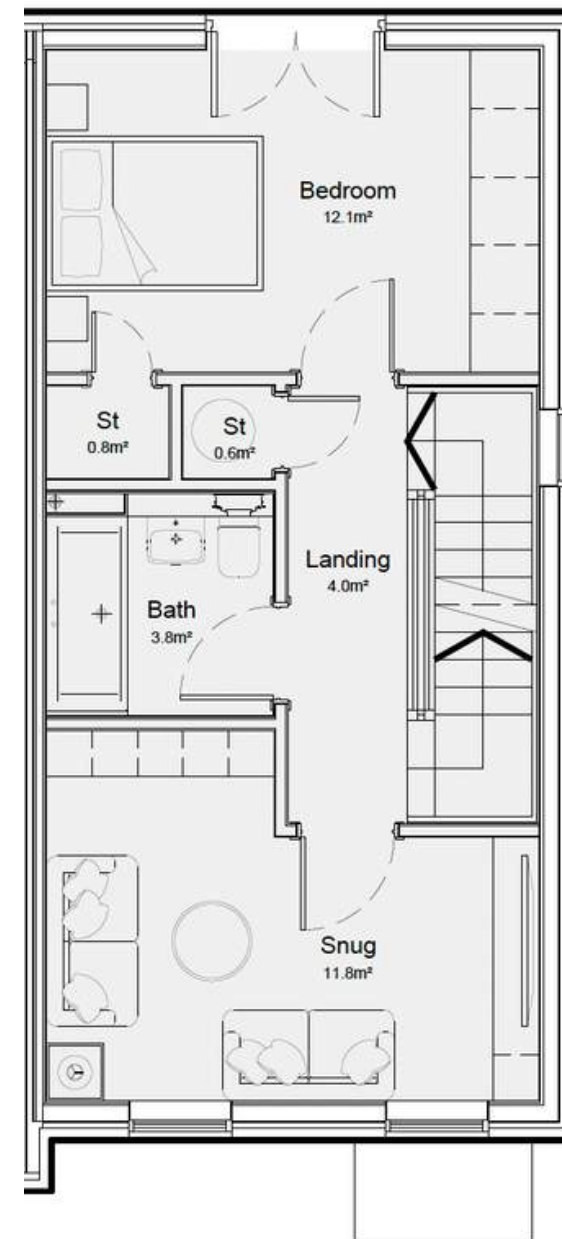


Second floor

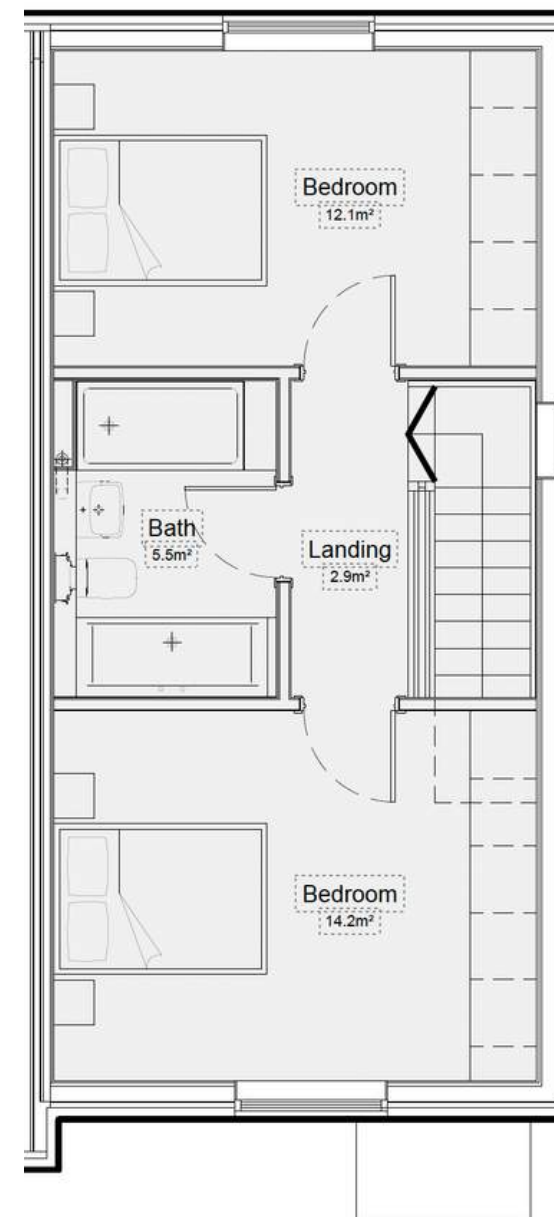




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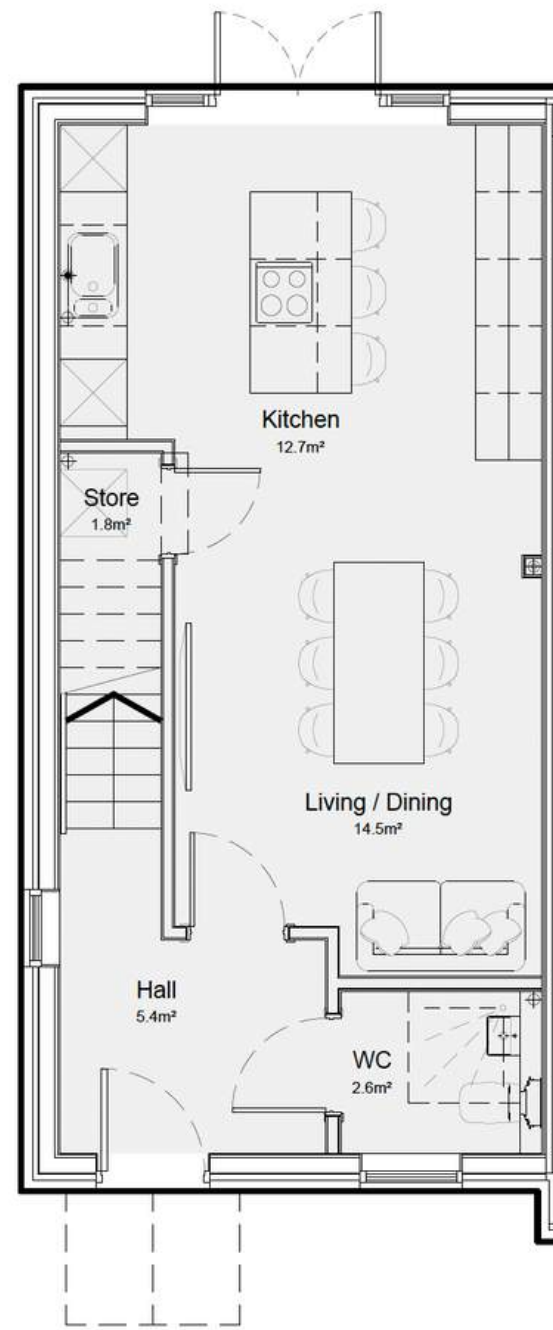


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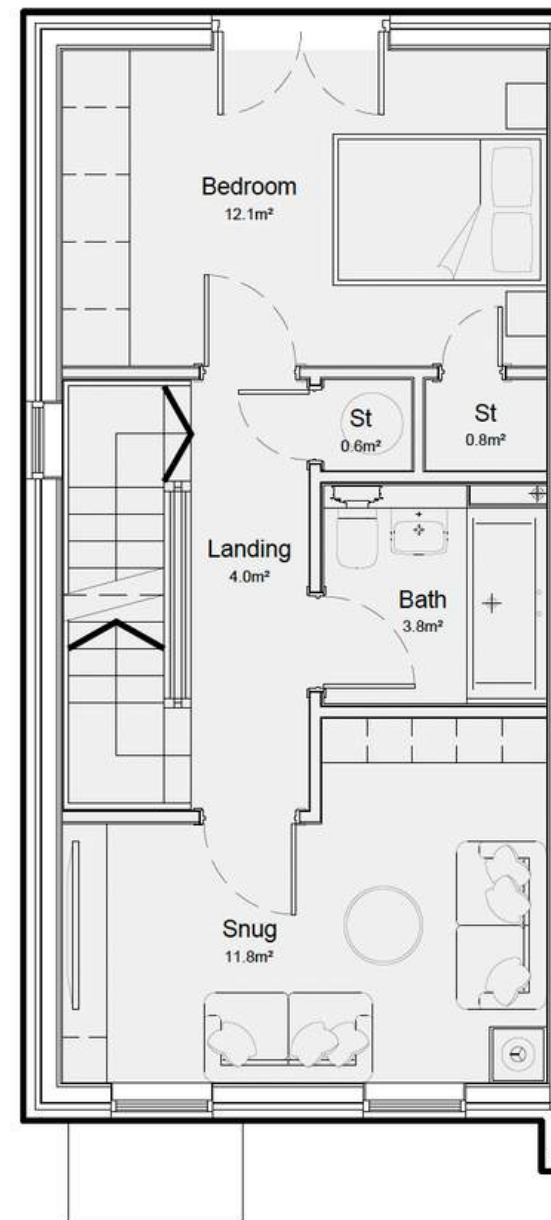


Second floor

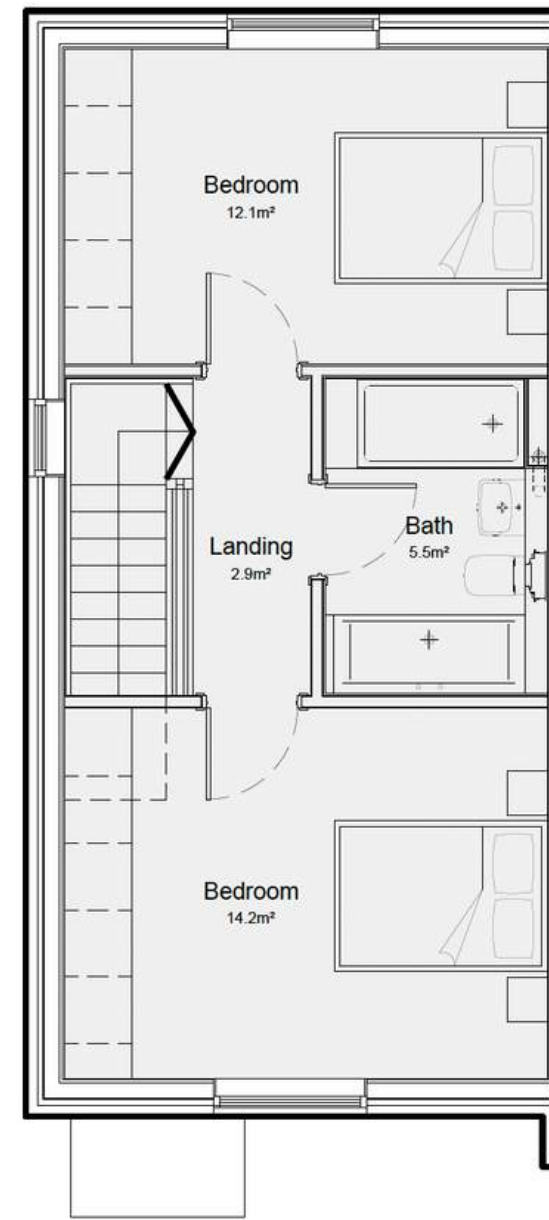




Ground floor

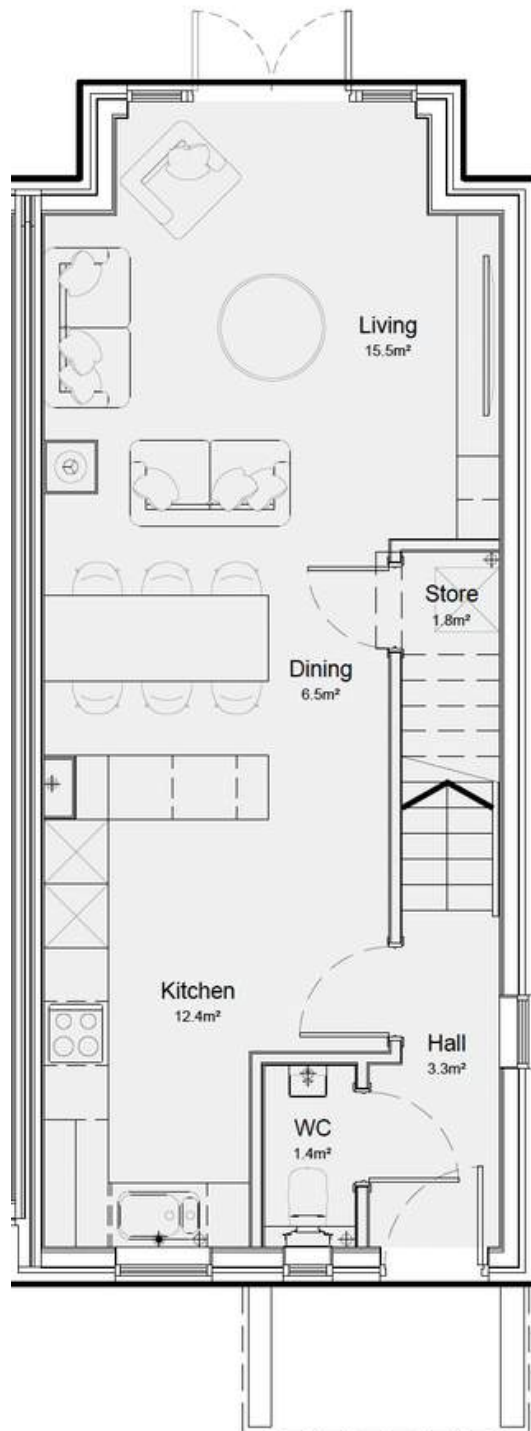


First floor

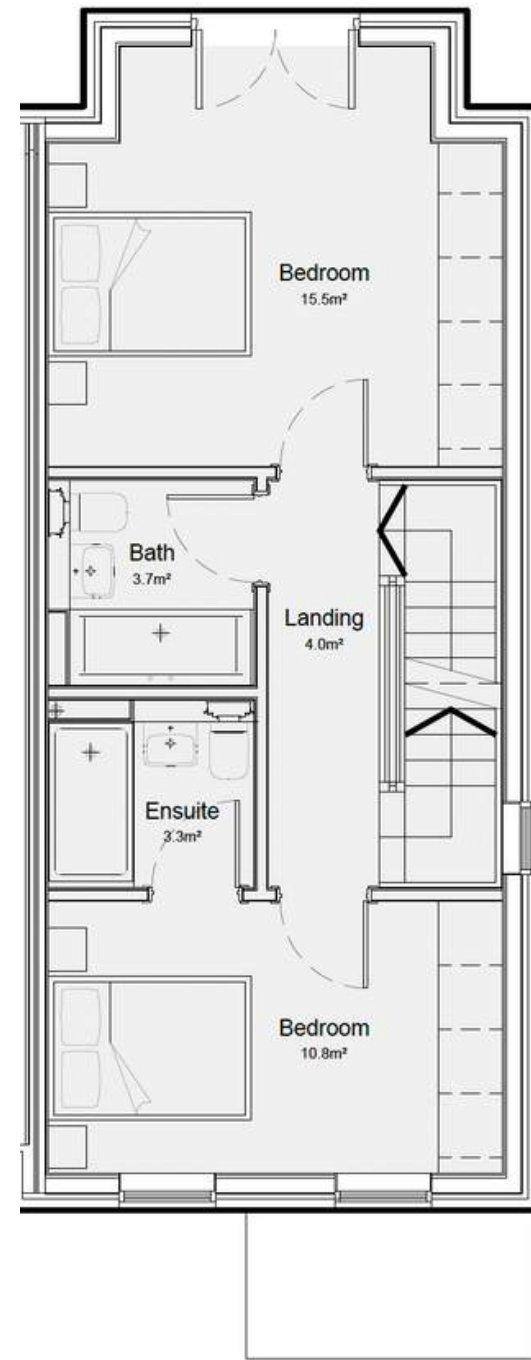


Second floor

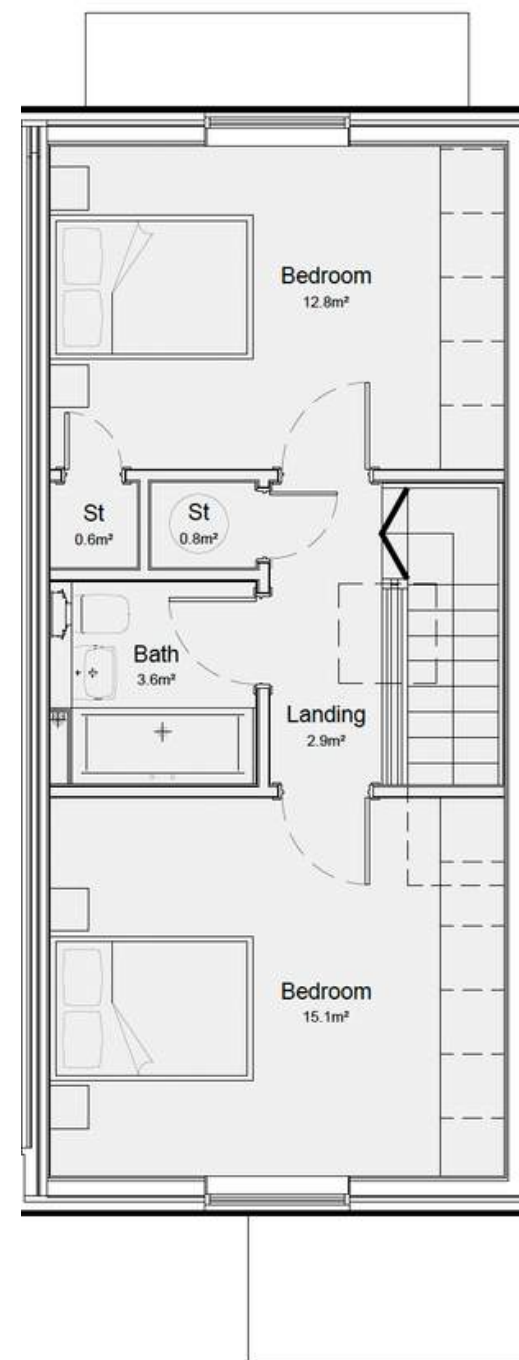




Ground floor



First floor



Second floor





The Neighbourhood

EVENTS

Roundhay & Oakwood are vibrant areas in North Leeds, there are events throughout the year from food festival to family fun days, concerts to sporting events like triathlons and of course the famous fireworks at Roundhay Park every November.

COMMUNITY

On a smaller scale the area, hosts monthly book clubs, craft fairs and farmers markets and lots more for all ages and interests.

GREEN SPACE

One of the most beautiful green spaces in Leeds is Roundhay Park which is just on your doorstep. Covering 700 acres, the park is the perfect place for a leisurely walk all year round and also hosts various sporting clubs like parkrun each week.

Education & Transport

SCHOOLS

Roundhay is a perfect location for families, with 6 primary schools and 2 secondary schools in the area and nearby Roundhay alone.

[Allerton Grange School](#)

[Gledhow Primary School](#)

[Kerr Mackie Primary School](#)

[Moor Allerton Hall Primary School](#)

[Roundhay School](#)

[Roundhay St.Johns C.E Primary School](#)

[Talbot Primary school](#)

[The Grammar School at Leeds](#)

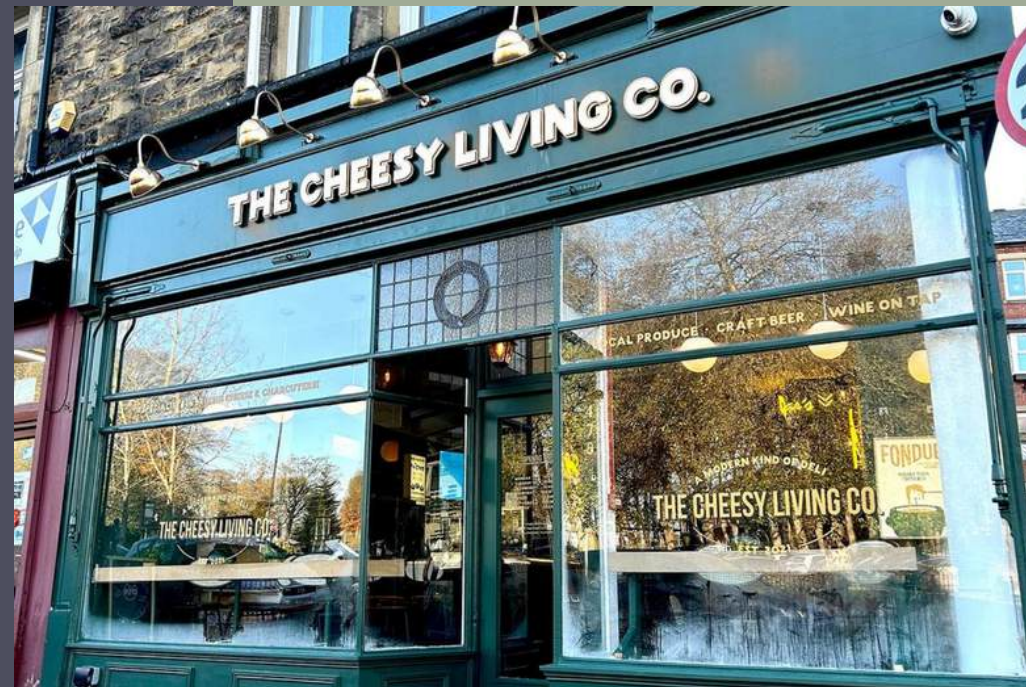
TRANSPORT LINKS

The Place is just 3 miles away from Leeds City Centre, reachable by regular bus routes or a quick 10-minute drive, making it an ideal spot for commuters.

The new East Leeds Orbital Road has made reaching the Motorways quick and easy and Leeds Bradford International Airport is just 10 miles away, making The Place a prime spot for those who work a little further afield or enjoy a holiday.



You'll love living here





About The Developer



OAK & PROSPER

Oak & Prosper is celebrated for its commitment to quality and craftsmanship, setting the standard for exceptional developments.

Guided by the ethos of thinking differently, Oak & Prosper takes pride in its highly experienced and dedicated team, who meticulously craft homes that not only enhance communities but also leave a lasting legacy for future generations. With a mantra of "Building Confidence, Developing Excellence," Oak & Prosper Construction is a dynamic independent house-builder, specializing in the creation of exceptional homes tailored for modern living.

Anchored by three core principles—design and innovation, sustainability, and customer care—Oak & Prosper stands out in the industry. These principles define the company and underscore what makes Oak & Prosper different from the rest.

With a firm commitment to excellence, Oak & Prosper is dedicated to crafting homes that not only meet but exceed expectations, providing residents with a lifestyle of unparalleled comfort and satisfaction.

Make Yourself at Home

The Place is a one of kind development in one of the most sought-after leafy suburbs of Leeds.

If you'd like to find out more or reserve a plot get in touch with the team at Monroe Estate Agents or take a look at the website here: www.monroestateagents.com/new-homes/the-place-roundhay or by scanning the QR code below.

✉ hello@monroestateagents.com

☎ 0113 870 4443

📍 1-3 The Avenue, Alwoodley, LS17 7BD

🌐 www.monroestateagents.com

MONROE

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