



ABBAY RISE
VIEW

TWO STYLISH DETACHED HOMES FOR MODERN LIVING

WELCOME TO ABBHEY RISE VIEW



An exclusive development of just two exceptional homes in the heart of Kirkstall.

Perfectly positioned on Vesper Road, Abbey Rise View offers a rare opportunity to enjoy contemporary living with a connection to one of Leeds' most historic and characterful suburbs. Just a short walk from the iconic ruins of Kirkstall Abbey, this elevated setting enjoys leafy surroundings and far-reaching views from the rear gardens, bringing nature, heritage and modern living together in one unique location.

Each home has been carefully designed with comfort, style and energy efficiency in mind. From the bespoke German kitchens and luxury bathrooms to the uPVC windows, high-spec finishes throughout and optional underfloor heating, no detail has been overlooked. The result is a home that is both beautiful and built to last.

Behind gates, Abbey Rise View blends privacy with convenience. With excellent schools, green spaces and effortless access to the city centre, this is a place to settle, grow and enjoy the best of modern living, surrounded by the charm and history of Kirkstall.



Important Information:
Both properties are sold off-plan. Images shown are computer-generated (CGIs) and may vary depending on individual selections made by the purchaser. The floorplans have been produced for illustrative purposes only and are not to scale. Room sizes may vary by up to $\pm 50\text{mm}$. They should not be relied upon for anything other than general guidance. If specific measurements are required, please speak to a sales consultant. Slight variations may also occur during construction.

KIRKSTALL: A NEIGHBOURHOOD WITH HISTORY AND HEART

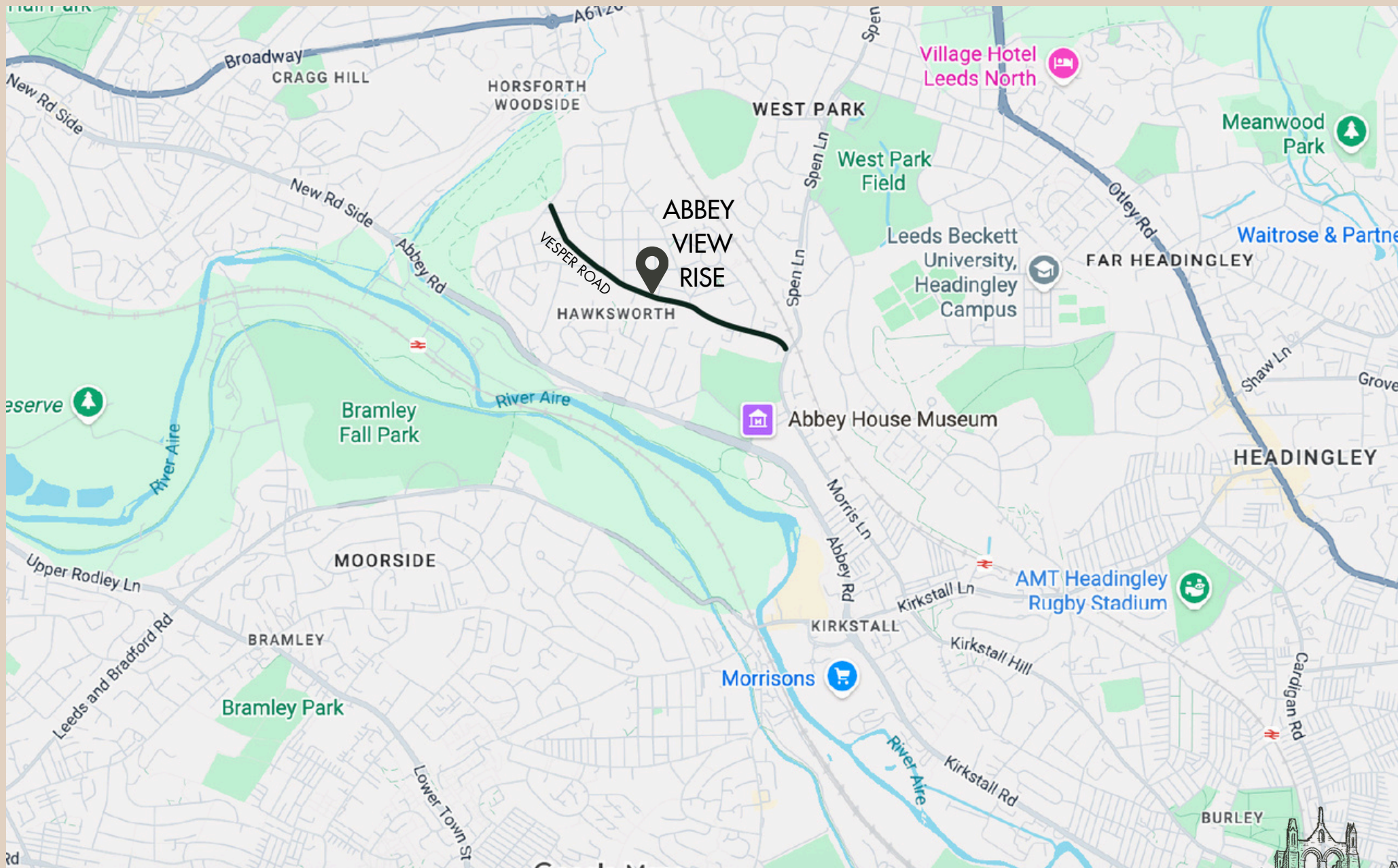
Steeped in heritage and surrounded by green space, Kirkstall is one of Leeds' most characterful suburbs—and it's fast becoming one of the most desirable.

Home to the famous 12th-century Kirkstall Abbey and set along the River Aire, this part of the city blends history, community and convenience. Over the years, Kirkstall has evolved into a vibrant neighbourhood that attracts professionals, families and investors alike, thanks to its strong local amenities and excellent transport links.

From highly regarded schools and nearby universities to green spaces and riverside walks, Kirkstall offers the ideal balance between urban living and outdoor lifestyle. There's a growing mix of independent shops, cafés and local businesses, sitting alongside larger retailers and leisure destinations—all within easy reach.

Whether you're commuting into Leeds city centre, working from home, raising a family or looking for a peaceful place to downsize, Kirkstall continues to deliver. Its sense of place, community feel and rich local character make it so much more than just a location—this is somewhere to call home.





EXTERIORS

Designed with both style and practicality in mind, the exteriors of both homes at Abbey Rise View combine durable materials, thoughtful details and high-quality finishes that enhance kerb appeal and everyday convenience.

- External lighting to front and rear
- Block paved drives
- Anthracite uPVC windows
- Anthracite Queens Award-winning uPVC ModLok™ bi-fold doors
- Composite entrance doors
- Black Ogee gutter and downpipes
- Outside tap to front and rear
- Spacious patio area out of bi-folding doors
- Optional upgrades for further hard landscaping and garden rooms
- Selection of ornamental shrubs



Quality & Accreditation

All homes are constructed to meet the most up-to-date building standards, giving buyers peace of mind with long-term guarantees and improved energy efficiency.

- 10-year structural warranty guarantee
- All plots built to the latest Building Regulation 2022 to ensure good energy efficiency.





HEATING, ELECTRICS, LIGHTING & SECURITY

- White sockets and switches throughout,
- Including telephone, USB and TV points through CAT-7 supply
- External power sockets
- 7kW electric car charging points

Optional Upgrades

- CCTV to front and rear elevations (optional upgrade)
- Brushed steel sockets or other colours and switches, optional extra
- Air source heat pump system with underfloor heating. Underfloor heating to the ground floor.
- Zoned thermostat





INTERIORS

Inside each home, carefully selected materials and refined finishes create a space that feels both modern and timeless.

From the deep-grooved 1-square skirting and matching architrave to the solid internal doors and optional fitted wardrobes, every element has been chosen to offer comfort, durability and understated elegance. A curated choice of flooring further enhances the contemporary, welcoming feel.



- Fitted wardrobes as optional upgrade throughout
- High-quality solid internal doors
- Deep section skirting boards and architraves
- LVT flooring in kitchen area (option to upgrade to large format tiles)
- Neutral carpet to the bedrooms and formal living room in the new build
- White satin painted woodwork



KITCHENS

Thoughtfully designed, beautifully finished.

The Nolte German-engineered kitchens at Abbey Rise View are both stylish and highly functional.

They feature premium materials, high-quality appliances, and layout options tailored to your lifestyle, ensuring a refined, enduring finish throughout.



- Bespoke kitchens – modern handle-less styles
- Quartz worktops
- Central entertaining island or breakfast bar (subject to design) for the new build.
- Soft-motion drawers
- Bosch appliances:
 - Induction hob
 - Built-in oven
- Integrated behind-the-door appliances
 - Dishwasher
 - Extractor hood
 - Integrated fridge freezer (optional upgrade: two full-length units)

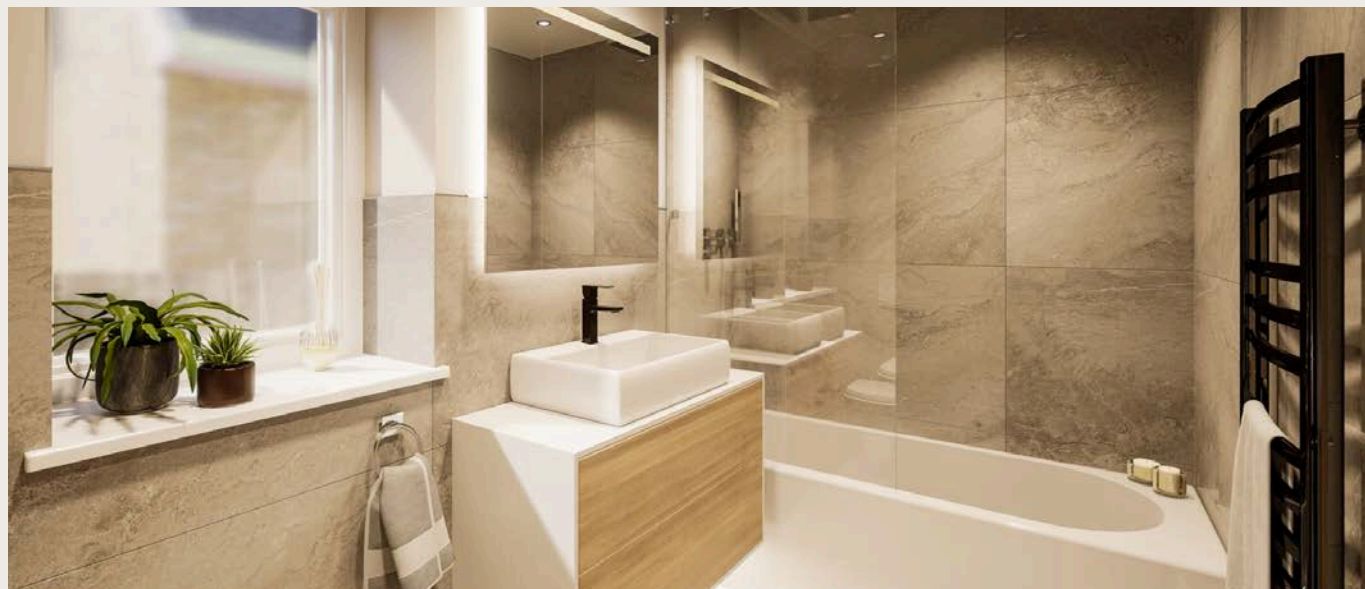




BATHROOMS

Designed for both comfort and practicality, the bathrooms and en-suites feature sleek walk-in showers, elegant finishes, and thoughtful details throughout.

Porcelanosa tiled finishes, underfloor heating, and premium fixtures are included as standard.



- Showers
- Frameless glazed shower screens
- Dual-flush plate
- Mixer tap
- Fully tiled bathrooms (optional upgrade):
 - Selection of large format ceramic wall tiles
 - Selection of large format porcelain floor tiles
- Programmable electric underfloor heating
- Heated towel rail



PLOT	TYPE	BEDS	BATHS	SQFT	ASKING PRICE
Chapter House	Detached	3	2	892 sqft	£400,000
Choir House	Detached	3	2	1,134 sqft	£450,000



CHAPTER HOUSE

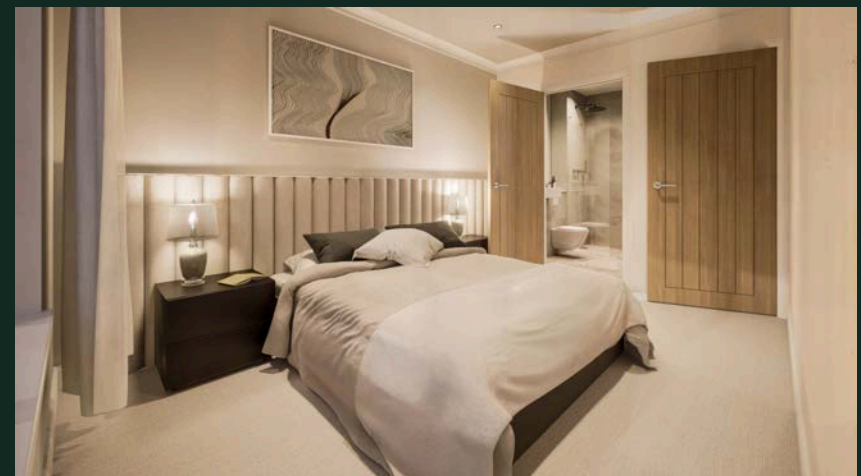
An Elegant Three-Bedroom Detached Bungalow

Tucked within the peaceful surroundings of Abbey Rise View, Chapter House is a thoughtfully renovated three-bedroom bungalow that blends timeless design with modern practicality. Offering spacious single-level living, this beautifully presented home is ideal for those seeking flexibility, comfort and ease in a highly sought-after location.

At the rear of the property, a large open-plan kitchen, dining and living area forms the heart of the home, complete with a central island, quality integrated appliances and generous glazing to make the most of natural light and garden views.

The principal bedroom features its own private en-suite, while two further double bedrooms offer space for guests, hobbies or working from home. A well-appointed family bathroom and considered internal layout ensure functionality with minimal wasted space.

Chapter House offers a rare opportunity to own a characterful home with modern appeal in one of Leeds' most desirable neighbourhoods.





CHOIR HOUSE

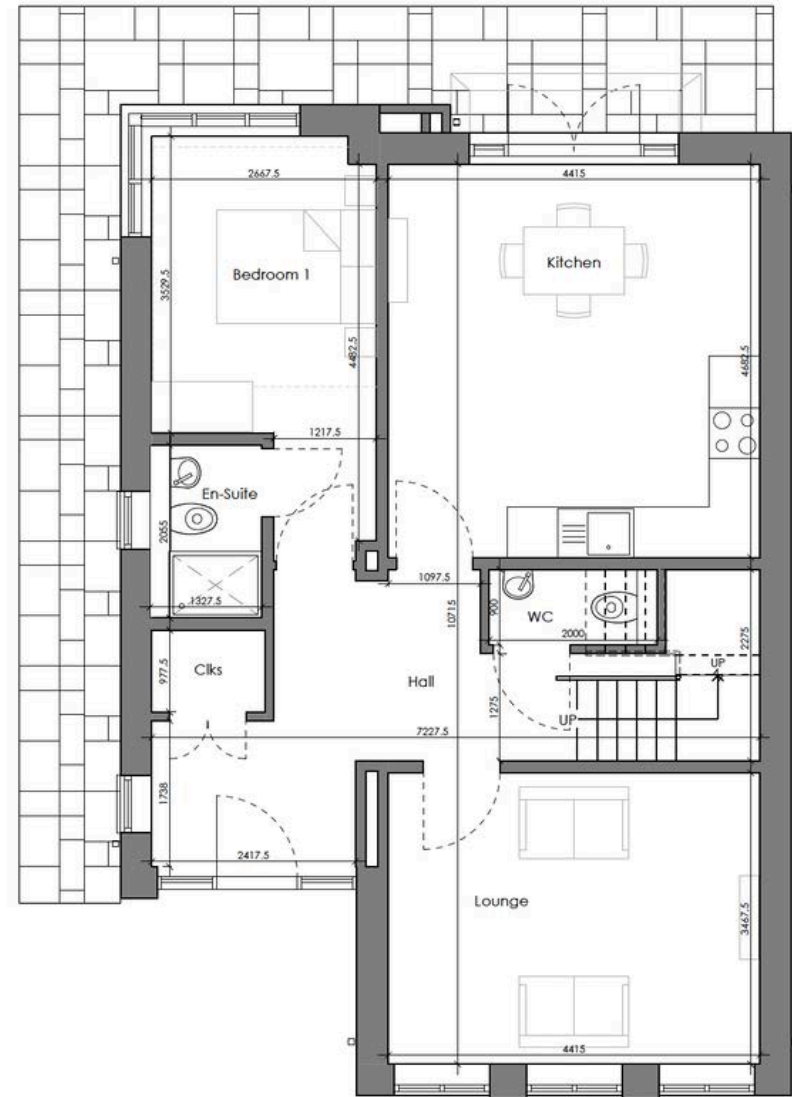
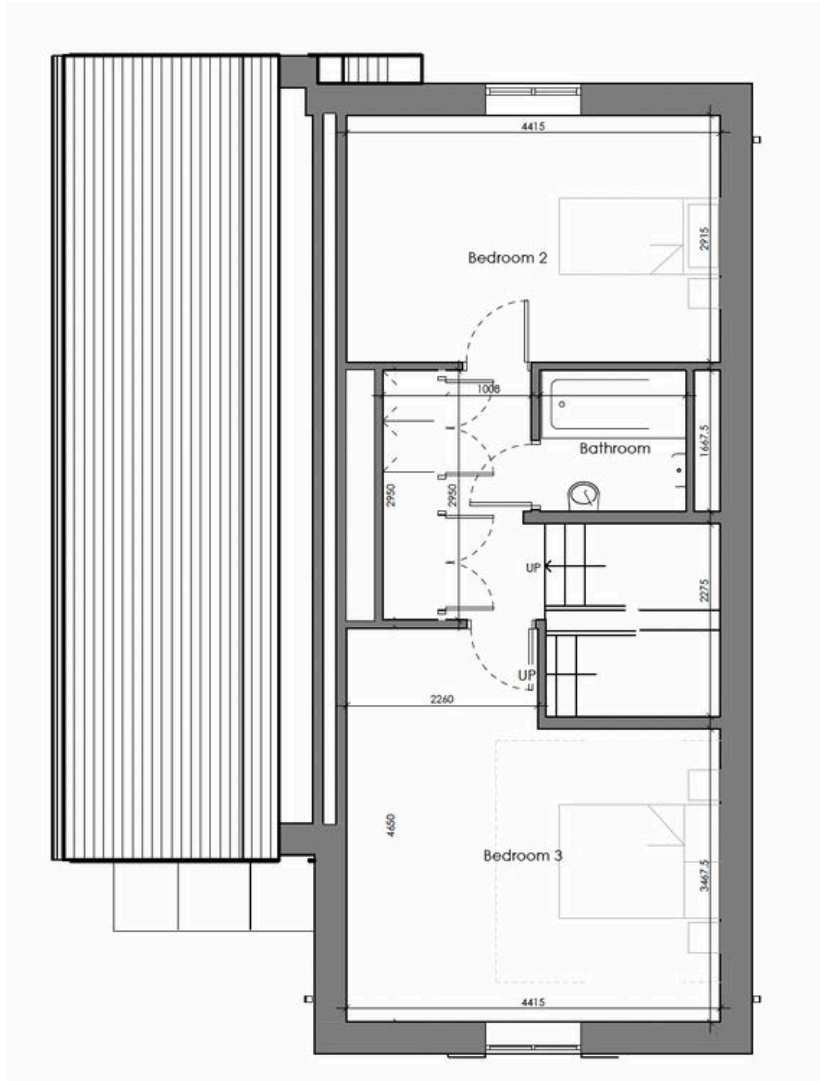
An Elegant Three-Bedroom Detached Home

Positioned within the exclusive Abbey Rise View development, Choir House is a beautifully crafted new-build home offering spacious, flexible living across two floors. Designed with modern lifestyles in mind, this detached three-bedroom property combines timeless design with high-quality finishes throughout.

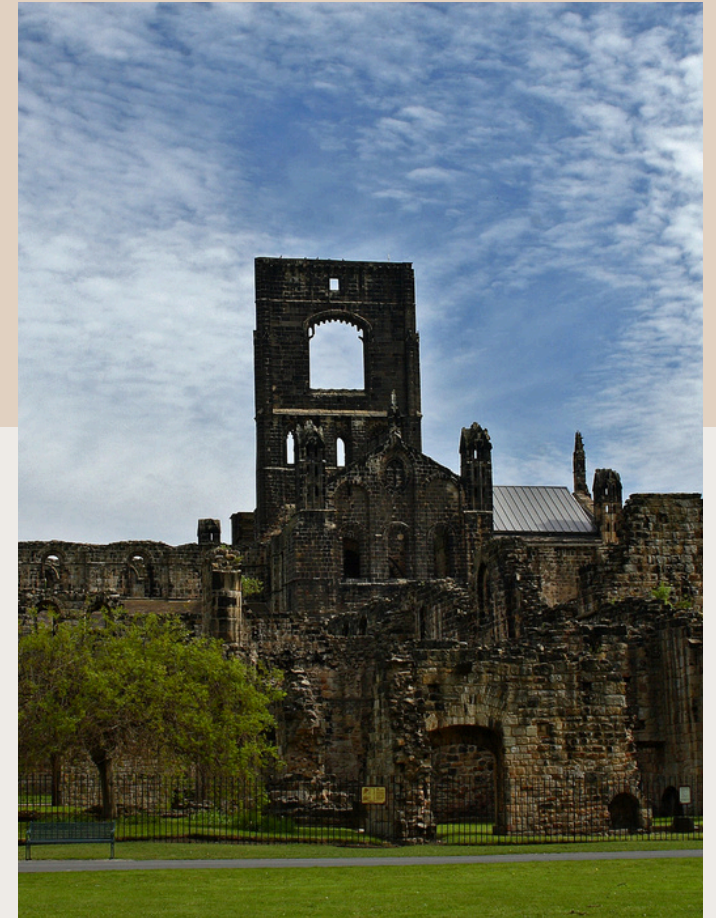
At the heart of the home is a generous open-plan kitchen and dining space with direct access to the garden—perfect for entertaining or everyday family life. A separate lounge to the front provides a quiet retreat, while a ground-floor bedroom with en-suite offers flexible use as a principal suite, guest room or home office.

Upstairs, two further double bedrooms are served by a well-appointed family bathroom, alongside a separate utility space for added convenience. From the thoughtful internal flow to the attractive exterior and covered entrance, every detail has been considered to offer comfort, practicality and style in equal measure.





YOU'LL LOVE LIVING HERE



MAKE YOURSELF AT HOME

Register your interest today.

To find out more about Abbey View Rise or to book your one-to-one consultation, please get in touch with the Land & New Homes team at Monroe.

Early interest is encouraged, as we know these two stunning homes will not be around to reserve for long.



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