



8 SOUTHFIELD DRIVE

LEEDS, LS17 6RP

£700,000
FREEHOLD

Monroe is delighted to present this impressive five-bedroom detached family home, beautifully extended and set on a substantial plot in the highly sought-after area of Moortown. The property benefits from excellent access to local amenities, outstanding schools, transport links, and green spaces.

MONROE

SELLERS OF THE FINEST HOMES

8 SOUTHFIELD DRIVE

- Fabulous five-bedroom home
- Set on an incredibly sized plot
- Sought after location
- Great large garden
- Detached garage and driveway
- Large reception rooms
- Perfect family home
- Spacious boarded loft
- Turn key property
- Close to local amenities



Monroe is delighted to present this impressive and beautifully extended five-bedroom detached family home, set on a substantial plot in the highly sought-after area of Moortown. Spanning an impressive 2,124 square feet across the main residence and its substantial outbuildings, this property offers exceptionally versatile living space tailored for modern family life.

The heart of the home is a thoughtfully designed ground floor that prioritises both flow and functionality. A welcoming central entrance hall leads into a bay-fronted sitting room, which sits adjacent to an expansive formal dining room. This social hub extends further into a bright sun room at the rear, creating a seamless transition from indoor entertaining to relaxed views over the garden. The ground floor is completed by a well-positioned kitchen and a convenient guest cloakroom, ensuring the home remains as practical as it is spacious.

Ascending to the first floor, the property continues to impress with five well-proportioned bedrooms arranged around a central landing. The principal bedroom serves as a private sanctuary, featuring its own generous en-suite. The remaining four bedrooms are served by a primary family bathroom and a further separate WC—a rare and thoughtful addition that easily accommodates the morning rush of a large household. Each room is designed with large windows to maximise

natural light, with the second bedroom offering particularly grand proportions.

Beyond the main living quarters, the property distinguishes itself with an exceptional array of outbuildings totalling over 360 square feet. This includes a dedicated garage, and a functional garden shed. These additional spaces offer incredible potential for those seeking a professional home office, a private gym, or a creative studio tucked away from the main house. Combined with its balanced internal layout, this home represents a unique opportunity for a family looking for space to grow and the flexibility to pursue hobbies or work from home with ease.

REASONS TO BUY

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ENVIRONS

This home is situated in Moortown, and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting, but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city centre and Ring Road.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

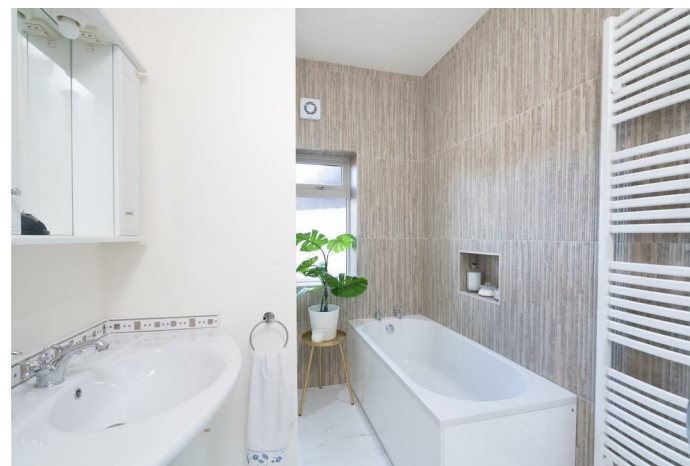
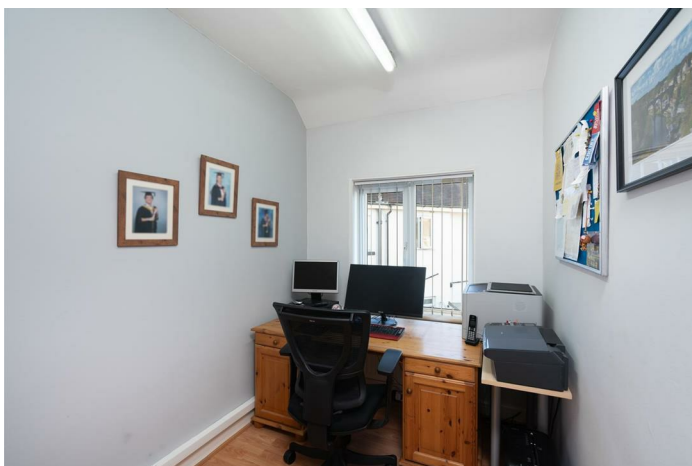
Local Authority – Leeds City Council

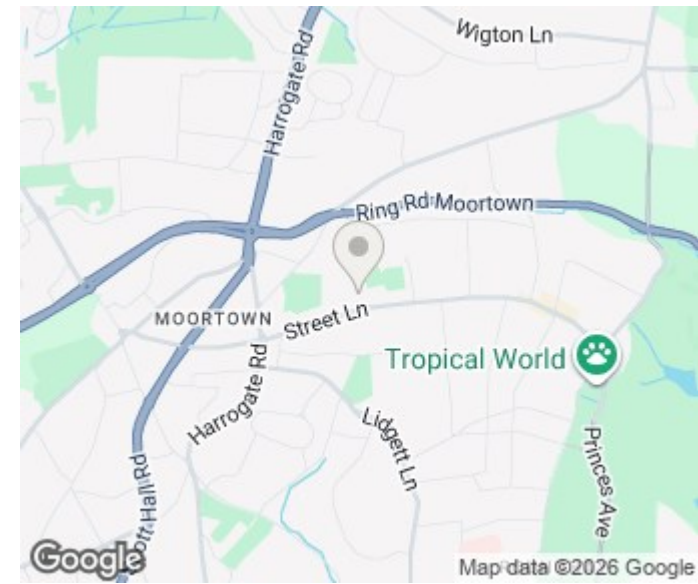
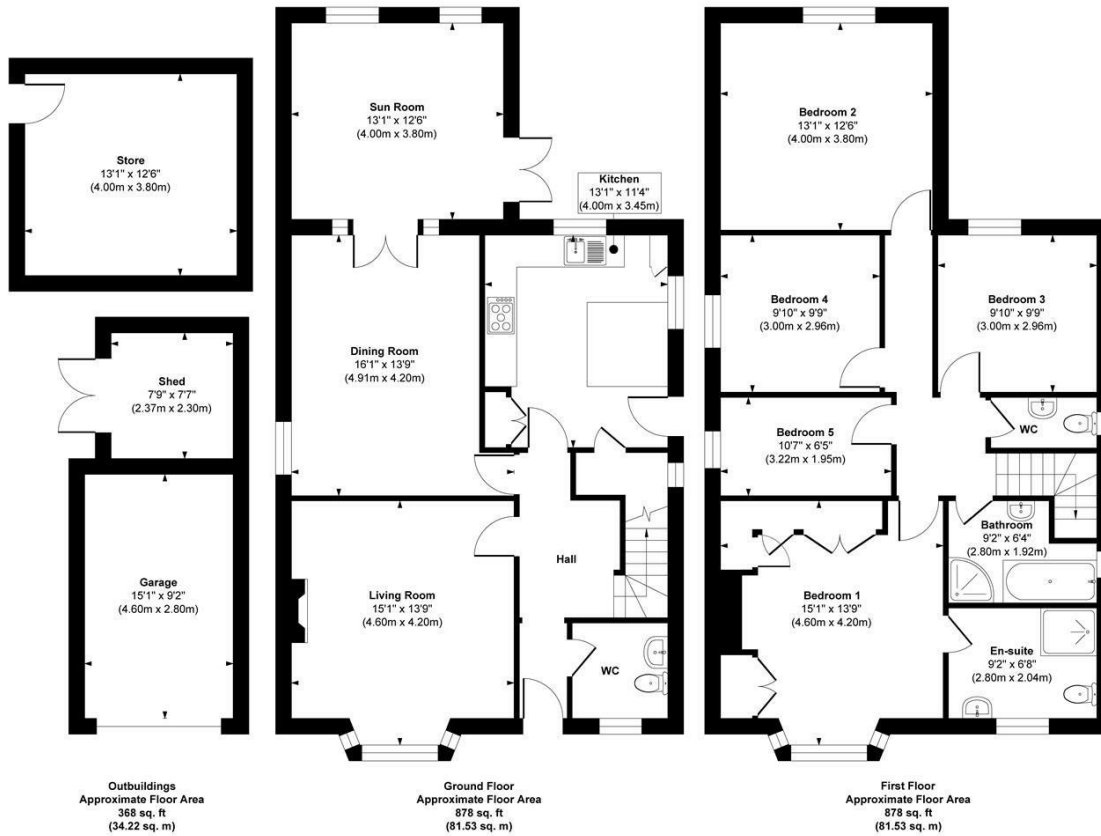
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 2124.00 sq ft

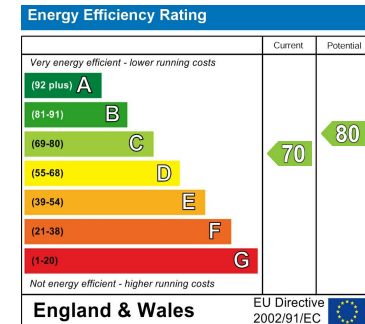
Tenure – Freehold





Approx. Gross Internal Floor Area 2124 sq. ft / 197.28 sq. m (Including Outbuildings)

Illustration for identification purposes only, measurements are approximate, not to scale.
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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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