





69 OLD PARK ROAD

LEEDS, LS8 1JB

£1,395,000

FREEHOLD

Situated on the highly regarded Old Park Road in one of Leeds' most sought-after residential locations, this substantial detached family home offers an impressive 4,606 sq. ft. of versatile accommodation, including the double garage. The property provides an exceptional opportunity for growing families seeking both space and flexibility in a prestigious setting.

MONROE

SELLERS OF THE FINEST HOMES

69 OLD PARK ROAD

• Prestigious Old Park Road location • Characterful Edwardian family home, well maintained and modernised • Flexible layout ideal for modern family living • Three spacious reception rooms with feature fireplaces • Extensive basement including utility room, workshop and stores • Neff, Bosch and Siemens integrated appliances in the kitchen • Approx. 4,606 sq. ft. including garage • Large double garage and driveway parking • Beautiful private landscaped gardens • Striking views over to Roundhay Park





This beautiful home faces the wide green fields of Roundhay Park. The property is approached via a spacious driveway leading to a large double garage, providing excellent parking and storage solutions.
The house was built in 1905 and has been well maintained and tastefully modernised whilst retaining many Edwardian architectural features. Upon entering the home, a welcoming central hallway sets the tone for the scale of the accommodation on offer. To the front of the property, a magnificent living room benefits from generous proportions and an attractive bay window, creating a bright and elegant space ideal for both everyday living and formal entertaining. Complementing this is a substantial family room, offering a more relaxed environment and providing flexibility for use as a playroom, media room or additional reception area. A ground floor cloakroom with WC enhances day-to-day functionality.

At the heart of the home lies a well-planned dining kitchen, perfectly positioned to serve both family life and entertaining. The kitchen enjoys ample workspace and storage and is linked to the dining room by a serving hatch. Both rooms enjoy views of the back garden. A practical rear porch provides convenient external access.

The windows lighting the stairs have beautiful red patterned glass and are triple glazed to retain heat and protect the antique glass. The first floor hosts three double bedrooms and a single bedroom which is currently used as a study. All rooms are accessed from a generous central landing. The bedrooms are served by a large family bathroom featuring both bath and shower facilities. A separate shower room and additional WC provide practical convenience for busy family life. The first floor is completed with an Edwardian-style linen store room.

The second floor continues the theme of generous accommodation, offering three further double bedrooms, one with a vanity unit. This floor is particularly well suited to older children, visiting guests, or those needing dedicated home working space, with the additional storage area under the eaves presenting further potential for adaptation.

The large basement floor adds a further dimension to the property's versatility. A substantial utility room provides extensive laundry and household storage facilities, with access to the drive, back garden and an outside WC. A workshop offers excellent space for hobbies or home projects, and there is also a large storage room.

Externally, the property benefits from characterful mature gardens and the privacy expected of a residence in this established and highly desirable location. The professionally landscaped gardens provide excellent areas for al fresco dining and entertaining, children’s games and a greenhouse for the keen gardener. The gardens combine to create a wonderful setting for relaxation, family enjoyment and outdoor entertaining.

Offering exceptional proportions, flexible living space and a prestigious Leeds address, this impressive family home represents a unique opportunity to create a truly outstanding long term residence.

REASONS TO BUY

• Prestigious Old Park Road location
• Characterful Edwardian family home, well maintained and modernised
• Flexible layout ideal for modern family living
• Three spacious reception rooms with feature fireplaces
• Extensive basement including utility room, workshop and stores
• Neff, Bosch and Siemens integrated appliances in the kitchen
• Approx. 4,606 sq. ft. including garage
• Large double garage and driveway parking
• Beautiful private landscaped gardens
• Striking views over to Roundhay Park
• Sold chain free

ENVIRONS

Roundhay is a highly sought after North Leeds suburb which boasts a wealth of amenities. The conservation area in Roundhay offers scenic leafy surrounds, outstanding schools, and a selection of fine dining establishments and bars. There is an abundance of sports facilities, including tennis courts, championship golf courses and bowling greens, which are complemented by a variety of yoga studios, fitness centres, and the weekly parkrun hosted in Roundhay Park.

The ever-expanding Leeds Bradford International Airport is just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure. Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

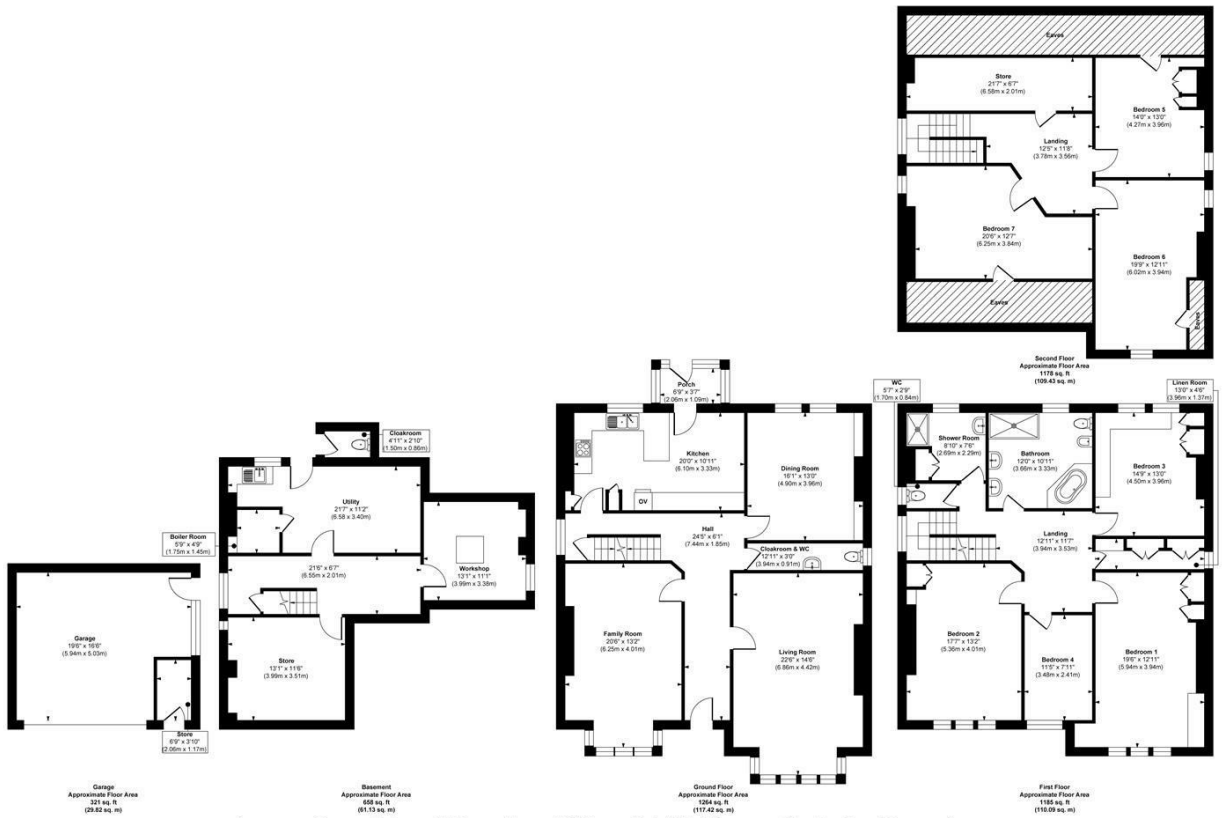
Floor Area – 4606.00 sq ft

Tenure – Freehold





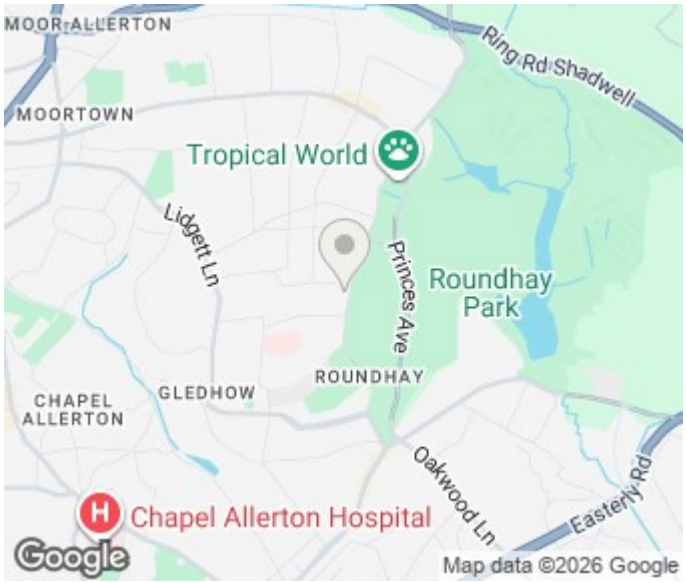
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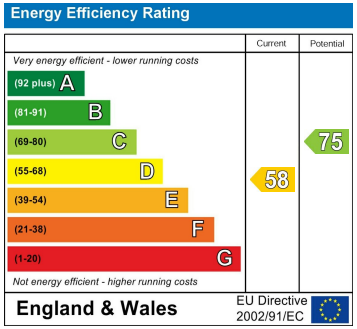


Approx. Gross Internal Floor Area 4606 sq. ft / 427.89 sq. m (Including Garage)

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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