



246A OTLEY ROAD
LEEDS, LS16 5AB

£485,000
FREEHOLD

Monroe is proud to present this deceptively spacious and characterful three-bedroom home that is arranged over three floors and offers approximately 140.1 sq m of internal accommodation, including the eaves areas. The property combines generous living space with a practical layout, making it an excellent choice for families, professionals, or those seeking versatile accommodation in a unique home.

MONROE

SELLERS OF THE FINEST HOMES

246A OTLEY ROAD

- Situated in the sought after area of Headingley
- Over 1,500 sq ft of accommodation
- Three generous double bedrooms
- Impressive top-floor principal suite
- Large dining kitchen
- Flexible layout
- Move-in ready family home
- Features a garage for secure parking



The ground floor welcomes you through a central entrance hall, providing access to the principal reception areas and staircase to the upper floors. To the front of the property is a well-proportioned living room, offering an ideal space for relaxation and entertaining. Adjacent to the living room is a useful utility room, providing additional storage and laundry facilities. To the rear, the impressive dining kitchen creating a superb heart of the home with ample space for cooking, dining, and socialising.

On the first floor, the property continues to impress with two generously sized double bedrooms and a family bathroom. The principal bedroom on this level offers excellent floor space and flexibility for furnishings. A second bedroom is ideal as a guest room, children's bedroom, or home office. The family bathroom is conveniently positioned off the landing and serves both bedrooms.

The second floor provides a superb main bedroom suite, creating a private retreat away from the rest of the house. The spacious bedroom benefits from a dedicated dressing area. A cloakroom/WC on this floor further enhances the practicality and appeal of this level, making it an ideal principal suite.

A generous and private rear garden featuring a large lawn, paved patio, and substantial gravelled entertaining area ideal for outdoor dining. Bordered by

mature trees and enclosed fencing, the garden provides an excellent balance of family-friendly outdoor space and low-maintenance enjoyment. Perfect for entertaining, relaxing, and making the most of the warmer months.

Throughout, the property offers well-balanced accommodation with excellent storage opportunities, characterful angled walls, and versatile living spaces. The three-storey layout provides a natural separation between living and sleeping accommodation, while the generous room proportions make the property feel bright, spacious, and adaptable to a variety of lifestyles.

Early viewing is highly recommended to fully appreciate the size, layout, and unique character of this attractive family home.

REASONS TO BUY

- Situated in the sought after area of Headingley
- Over 1,500 sq ft of accommodation
- Three generous double bedrooms
- Impressive top-floor principal suite
- Large dining kitchen
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ENVIRONS

Estate Agents

Headingley is a highly desirable area, ideal for young professionals and families, thanks to the abundance of local amenities available right on the doorstep. It boasts an extensive array of shops, bars and restaurants, and is even home to the oldest cinema in Leeds, Cottage Road. Transport links are easily accessible on foot, and frequent bus services provide direct routes into Leeds City Centre, as well as connections to wider destinations via Leeds City train station. Families will appreciate the nearby park featuring a children's play area and the convenience of the local library, supermarkets, and healthcare facilities.

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

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

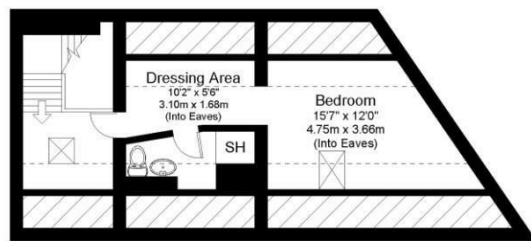
Council Tax – Band D

Viewings – By Appointment Only

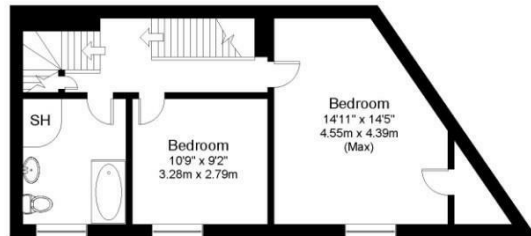
Floor Area – 1508.00 sq ft

Tenure – Freehold

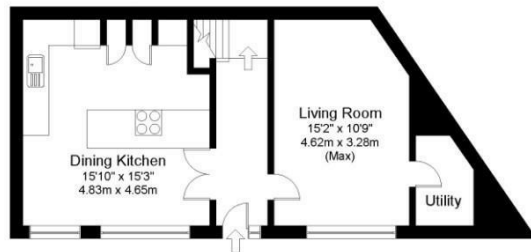




Second Floor

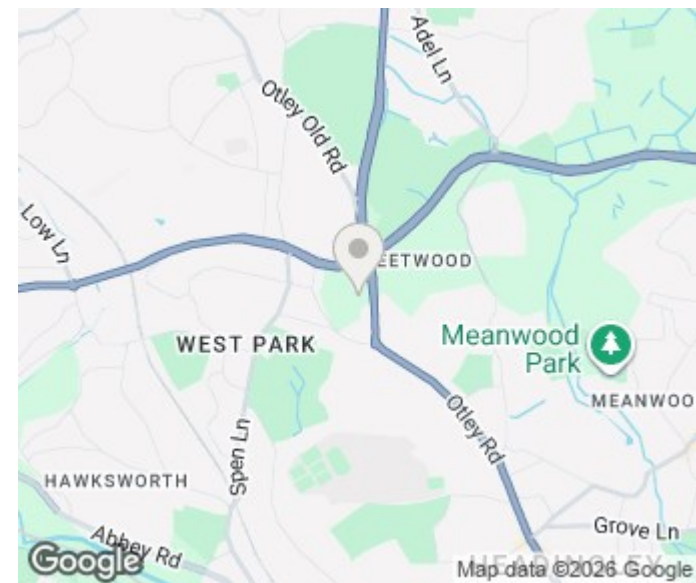


First Floor



Ground Floor

Gross internal floor area including eaves (approx.): 140.1 sq m (1,508 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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