



23 KINGS ROAD
LEEDS, LS16 9JN

£1,400,000
FREEHOLD

Monroe is proud to introduce KINGSGARTH to the market. This substantial luxury home is located in Bramhope, North Leeds and is CHAIN FREE.

M O N R O E

SELLERS OF THE FINEST HOMES

23 KINGS ROAD

- CHAIN FREE • Indoor Heated Swimming Pool • Up to Six Bedrooms • Four En Suite Bedrooms • Heated Indoor Swimming Pool • Over 5000 Sqft • Gated Residence Parking For 12 Cars • Planning To Run A Private Swimming Business • Wheelchair Accessible • Countryside Views



Monroe is proud to exclusively market Kingsgarth, situated on Kings Road in the Village of Bramhope. This impressive property is just a short walk from the centre of Bramhope Village, Eccup, and Golden Acre Park. Additionally, Kingsgarth is well positioned for access to the amenities offered in Alwoodley as well as both Otley and Leeds via Otley Road.

The property has well-positioned seating areas strategically placed around the plot, allowing sun worshippers to enjoy the sunshine all day long. There is also a very generous lawned garden and BBQ area to the rear, which overlooks the fields beyond the garden boundary - one of the outstanding features of this home.

Internally, this immaculate home features three main reception rooms: a huge living room, an open plan kitchen/diner snug, and a bar/games room that could also be utilized as a sixth bedroom.

A standout feature of this property is the heated indoor pool, complete with separate changing rooms and its own entrance, offering potential commercial use. The open-plan kitchen/living/dining area includes integrated appliances and marble flooring throughout. This area serves as the centrepiece of the family home, situated between two wings of bedrooms. The bedrooms consist of four with en suite bathrooms, a fifth double bedroom, and a fully tiled house bathroom

with a jet bath and shower. Additionally, there is a utility room and two large walk-in storage rooms.

This property has been extensively renovated by the current owner, including a new roof, central heating system, and fresh decoration, ensuring it is well-maintained.

All en suite bedrooms are spacious and offer stunning views of the garden and the property's rear.

Our vendor has fitted electric shutters which are supported by CCTV and an alarm.

ENVIRONS

Bramhope is a highly sought-after area located in North Leeds, situated approximately 7 miles north of the vibrant city centre of Leeds on the road between Leeds and the bustling market town of Otley. This village offers stunning countryside scenery and woodlands while still maintaining a pleasant semi-rural atmosphere. It has a range of local shops, a highly regarded primary school, a public house, medical centre, and a selection of recreational activities. These activities include a health club, Bramhope Tennis Club, and easy access to Golden Acre Park. Travelling to and from Bramhope is made easy thanks to its convenient location. Bradford, Harrogate, and York are all easily accessible for daily commuting, and the A1/M1/M62

motorway network provides a convenient way to travel to areas further away. Additionally, Leeds/Bradford International Airport is just a ten-minute drive away, making it a great option for those looking to travel by air.

SHOW STOPPERS

- Excellent Frontage & Ample Parking
- Generous reception rooms
- Full Access around the Property
- Six Bedrooms
- Countryside Views
- 5776 Sqft
- Beautiful Extensive Family Home

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

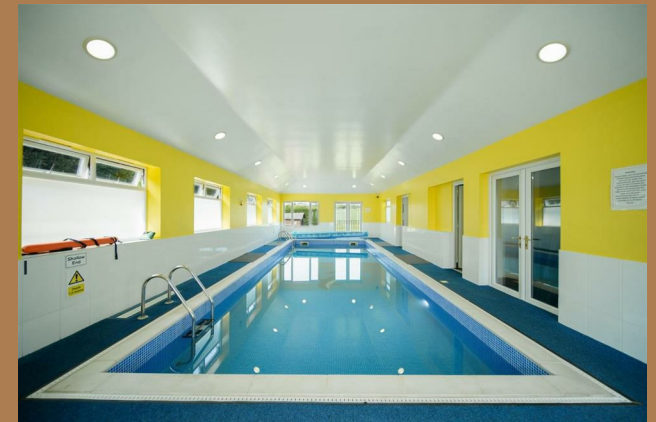
completion.

VIEWING ARRANGEMENTS


Strictly through the selling agent. Call Monroe on 0113 870 4443.

Viewings by appointments only.

23 KINGS ROAD





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		66	82
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Gross internal floor area including external store (approx.): 473.6 sq m (5,098 sq ft)
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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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MONROE

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