



## 6 EAST MOOR ROAD

LEEDS, LS8 1AE

£695,000  
FREEHOLD

Monroe is delighted to present this six-bedroom family home in Roundhay, offering a generous living space in one of Leeds' most sought-after residential areas. Thoughtfully arranged to suit modern family life, the property features spacious reception rooms, a contemporary kitchen ideal for entertaining, and well-proportioned bedrooms providing flexibility for growing families or home working.

MONROE

SELLERS OF THE FINEST HOMES

## 6 EAST MOOR ROAD

- Prime Roundhay Location
- Spacious Living
- Family-Friendly Layout
- Excellent Schools Nearby
- EV Charging point
- Good Transport Links
- Close to amenities
- Ample off street parking
- Dedicated Utility and Storage
- Great kerb appeal



### 6, East Moor Road Leeds, LS8 1AE

Nestled in the highly sought-after LS8 postcode, this expansive property on East Moor Road offers an incredible 2,172 sq. ft of versatile living space. Arranged over three floors and complemented by a substantial outbuilding, this home is a masterclass in flexible family living, blending generous proportions with a layout that caters to both social gatherings and quiet retreats.

You are first met with a welcoming entrance hall that sets the tone for the rest of the home. To the left, there is a grand living room featuring a classic bay window, which flows seamlessly into a secondary dining/living area, perfect for hosting large family dinners.

The kitchen is intelligently positioned alongside a dedicated utility room and external store. Unique to this level is a private ground-floor suite, comprising a large bedroom, a dedicated wet room, and an additional playroom/store room, making it an ideal setup for multi-generational living.

Ascending to the first floor, you will find five of the six bedrooms, each well-proportioned and bathed in natural light. The master bedroom on this level is particularly impressive, featuring extensive built-in storage. These rooms are served by a modern family bathroom and an additional separate shower room. The second floor is dedicated entirely to a private study, offering a peaceful, elevated environment perfect for

the modern "work from home" lifestyle.

The exterior of the property is as functional as it is private, featuring a generous lawned garden fully enclosed by secure fencing—an ideal sanctuary for children and pets. A versatile detached outbuilding offers excellent potential for a creative studio or home gym, while the front of the residence provides substantial off-street parking for multiple vehicles.

#### REASONS TO BUY

- Prime Roundhay Location
- Spacious Living
- Flexible layout for home office/guest suites.
- Excellent Schools Nearby
- EV Charging point
- Good Transport Links
- Close to amenities
- Ample off street parking
- Great kerb appeal
- Dedicated Utility and Storage

#### ENVIRONS

Roundhay, a highly sought after North Leeds suburb that 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, several championship golf courses, and a bowling green, 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 also 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.

Viewings by appointments only.

#### SERVICES

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

#### 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

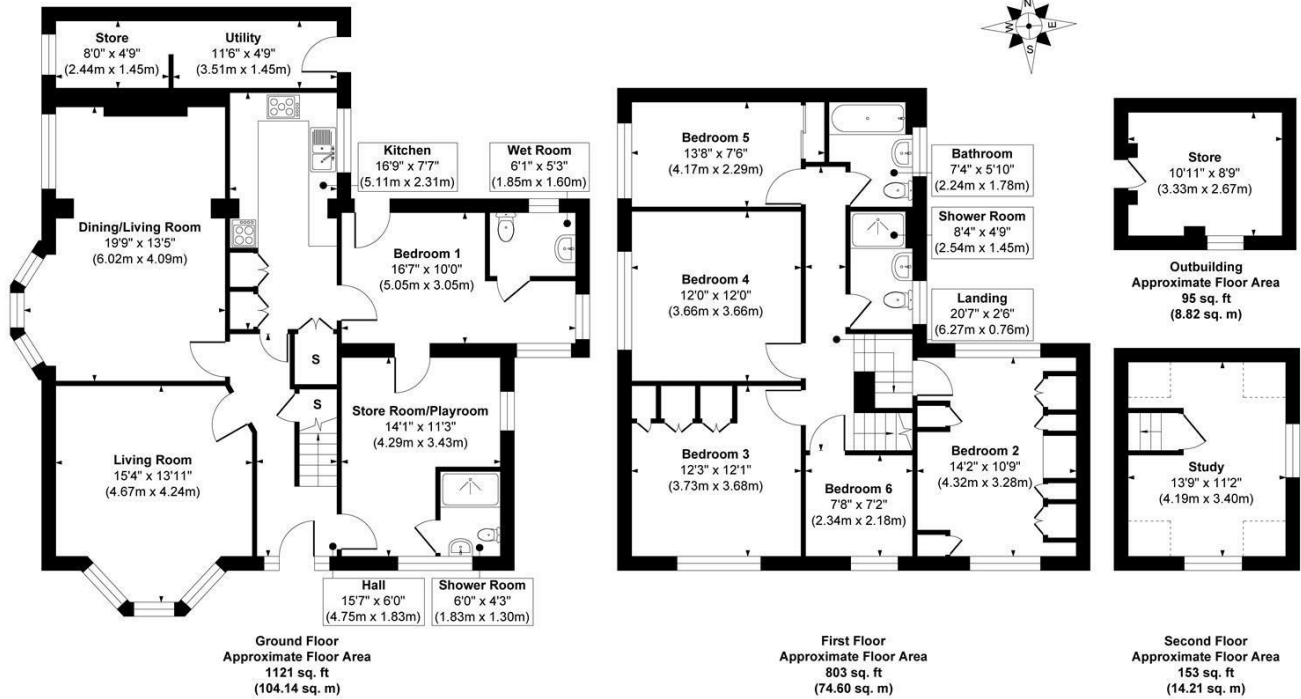
**Viewings** – By Appointment Only

**Floor Area** – 2172.00 sq ft

**Tenure** – Freehold

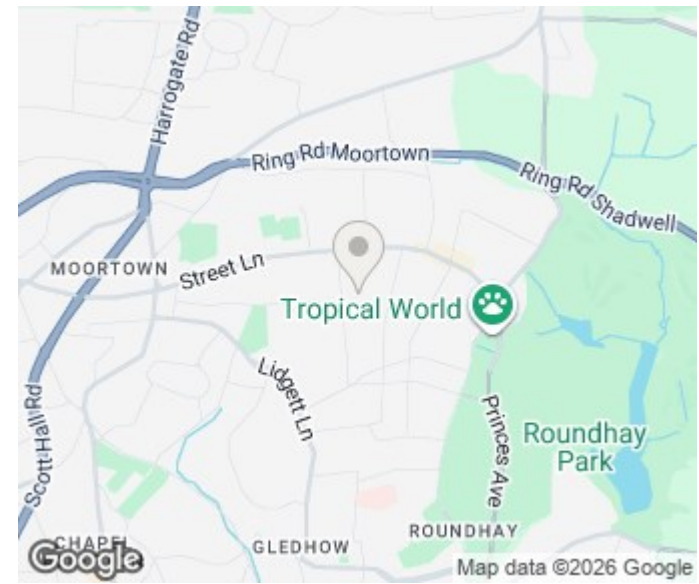


## East Moor Road, Leeds, LS8 1AE



Approx. Gross Internal Floor Area 2172 sq. ft / 201.77 sq. m (Including Outbuilding)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(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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