



## HIGHFIELD OLD PARK ROAD

LEEDS, LS8 1JX

£1,750,000  
FREEHOLD

Rarely does such a magnificent home in Roundhay come to market. Highfield is a remarkable home with significant space and grounds on offer in a private setting. Come and see this Old Park Road gem!

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SELLERS OF THE FINEST HOMES



## HIGHFIELD OLD PARK ROAD

- Chain free • Remarkable period features • Rare 0.75 Acre plot • South facing garden • Planning to extend GRANTED • 6 Bedrooms (2 x en suite) • Large detached garage • Electric gates • Up to 5 reception rooms • Open plan kitchen diner



Highfield is an exquisite, detached property, situated on Old Park Road in the heart of Roundhay, which has been appreciated and well maintained by its current custodians, offering an expansive 4,888 Sqft in total and now having the added benefit of consent to extend the property to the rear. A major benefit of this home is a biomass central heating system, which provides the owners with a significant energy cost saving benefit.

This much-loved home has been beautifully updated whilst mindfully retaining many period features throughout. This Victorian stone property offers open-plan kitchen/diner and up to four more reception rooms on the ground floor, currently providing a formal living room with stone fireplace and log burner, a study which has a lovely view of the fantastic garden, conservatory which is currently used as a home gym and a larger conservatory which is currently used as a utility and crafting room.

The impressive entrance hallway also grants access to a WC/cloakroom and to a large cellar.

The kitchen diner is finished with granite worktops, integrated NEFF appliances and a tiled, heated floor. Another sensational feature of this home are high ceilings throughout the ground and first floors of up to 10' with large sash double glazed windows which allow natural light to flood in.

The outstanding grounds of Highfield are zoned for entertainment, lawns, flower beds and even a hen coop. One of our favourite features is the timber framed gazebo and BBQ area which comes with a clay pizza oven and provides an ideal entertainment space. There are various seating places and lots of privacy on offer in this garden, completed by a due south aspect.

Upstairs, the first floor offers three large double bedrooms and a house bathroom, with an en-suite to the principal bedroom. At present, the owners use one of the rooms on this floor as a fully fitted, walk in dressing room. Meanwhile, the top floor provides two further double bedrooms, which both benefit from easy access to a second fully tiled house bathroom.

The driveway to the front sits behind electric gates and leads to a detached double garage. The driveway can easily accommodate a large number of cars.

### REASONS TO BUY

- 0.75 Acres
- Beautifully presented south facing garden
- Six double bedrooms
- Up to 5 reception rooms
- High ceilings and period Victorian features
- Private setting in the heart of Roundhay
- 4888 Sqft
- Detached double garage

- Cellar
- Chain free
- Planning consent to extend

## VIEWING

Strictly through the selling agent-Monroe Estate Agents.

## ENVIRONS

The Roundhay conservation area is extremely sought-after benefitting from scenic, leafy surroundings as well as excellent school catchment, close proximity to Roundhay Park, Canal Gardens and the tennis courts and the amenity-rich cosmopolitan areas of Oakwood and Street Lane. Families will enjoy Roundhay High School and primary schools within close reach.

## SERVICES

We are advised that the property has mains water, electricity, drainage and a biomass central heating system.

## LOCAL AUTHORITY

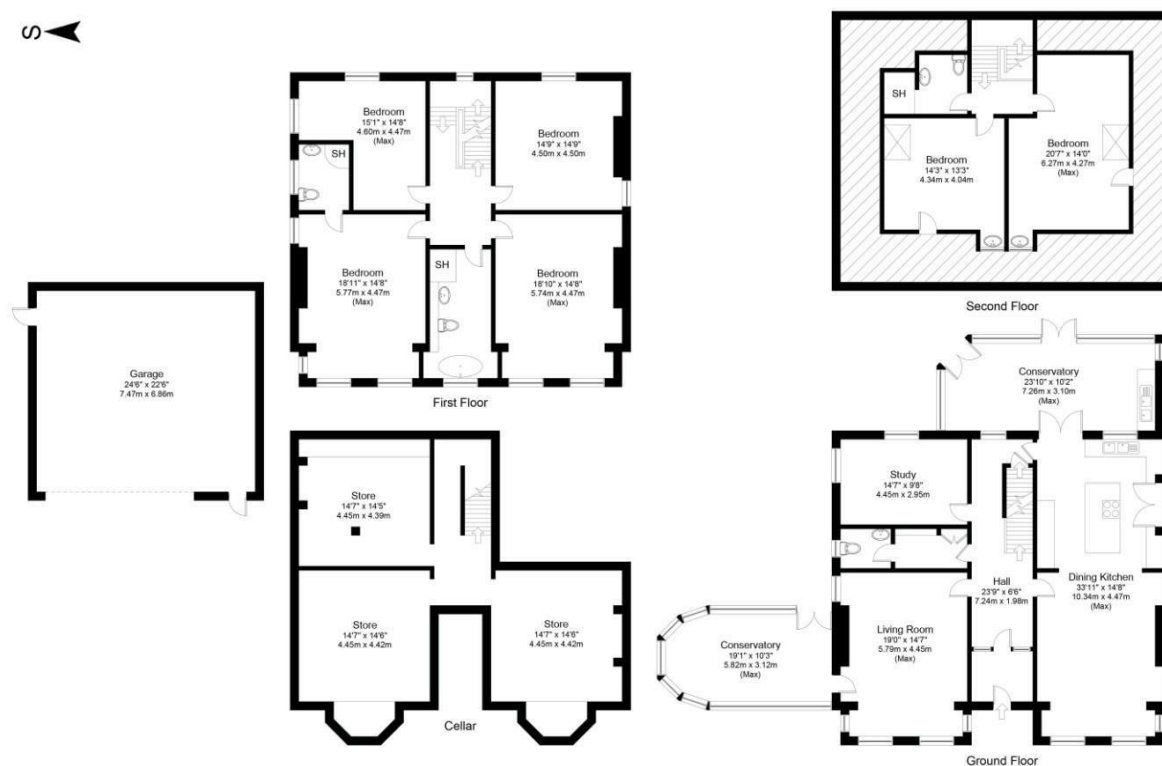
Leeds City Council

## TENURE

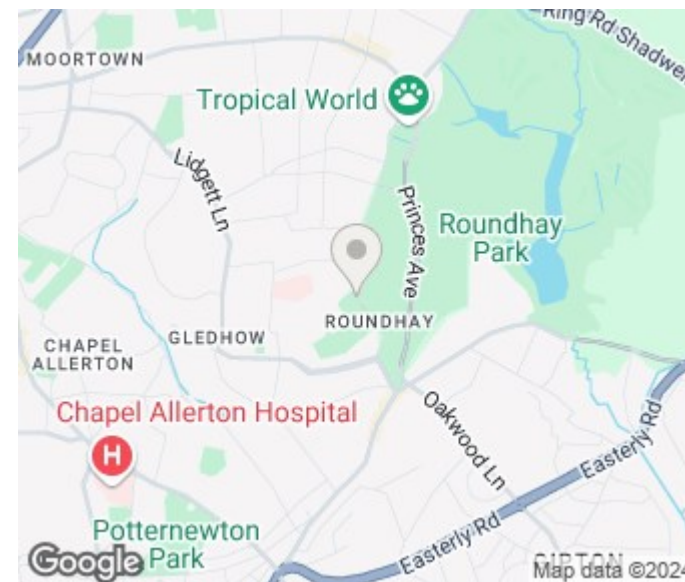
We are advised that the property is freehold and that vacant possession will be granted upon legal completion. Chain Free.

## HIGHFIELD OLD PARK ROAD





Main house gross internal floor area (approx.): 400.7 sq m (4,313 sq ft)  
Garage internal floor area (approx.): 53.4 sq m (575 sq ft)  
Combined floor area including (approx.): 454.1 sq m (4,888 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		61
(39-54) E		
(21-38) F	24	
(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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