



3 PARK LANE COURT LEEDS, LS17 8TW

£1,500,000
FREEHOLD

An unmissable chance to own this breathtaking Six-bedroom detached property nestled in an exclusive private cul-de-sac, in the highly sought-after North Leeds residential area of Shadwell.

MONROE

SELLERS OF THE FINEST HOMES

3 PARK LANE COURT

- Detached Spacious Family Home
- Excellent Location
- Outstanding Schools
- Six Bedrooms
- Four Bathrooms
- Double Garage & Garden Room
- Driveway With Ample Parking
- Excellent Local Amenities
- Walking Distance From Shadwell Village
- Travel Links Leeds Harrogate & Wetherby



Monroe is thrilled to present an exceptional opportunity at 3 Park Lane: a luxurious six-bedroom detached property nestled in an exclusive private cul-de-sac in the highly sought-after North Leeds residential area of Shadwell.

Upon stepping into this magnificent home, you are greeted by a grand hallway that leads into a spacious formal living room featuring an exquisite fireplace and double doors that open onto the beautiful, fully enclosed garden. The ground floor also houses a splendid dining room, a conveniently located WC, and a generously sized kitchen diner with garden views seamlessly connected to both the utility room.

The heart of the home, the open-plan kitchen living diner exudes elegance and sophistication. It features a bespoke fitted kitchen, high-end appliances, a convenient Quooker tap, ample space for a double oven, a stylish wine cooler, luxurious quartz worktops, and bi-folding doors that lead to the private garden. This space is filled with an abundance of natural light, creating a bright and airy atmosphere.

The first floor of this home is a haven, featuring a luxurious primary suite with a modern en suite and a walk-in wardrobe. Additionally, there are four more bedrooms, one with an en suite, two with fitted wardrobes, and a spacious and contemporary house bathroom.

The second floor features an additional bedroom with an En Suite and a cinema room.

Externally, this property offers a private driveway, a double garage, and a delightful rear garden, perfect for outdoor gatherings and relaxation.

The garden features a marvellous garden room with storage and a bathroom, which can be utilized as an office or gym.

REASONS TO BUY:

- Detached Luxury Family Home:
- Spacious Living Areas
- Great Location
- Nearby Top Schools
- Ideal For Entertaining
- Well-Maintained Garden & Indian Stone Patio
- Ample Parking, Double Garage & Garden Room

ENVIRONS

The property is conveniently located within walking distance of amenities in Slaid Hill, including a Sainsbury's, newsagents, bakeries, a public house, and take-away restaurants. Nearby public transport provides quick access to Moortown Corner, Marks & Spencer's food hall, and Leeds City Centre. The area also offers

access to the nearby Grammar School at Leeds and numerous golf courses, as well as the David Lloyd sports club, schools, and amenities such as Eccup reservoir, The Dexter Pub, and restaurants like Amici's. Moreover, Leeds City Centre, Harrogate, York, and Wetherby are easily accessible via public transport.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council.

TENURE

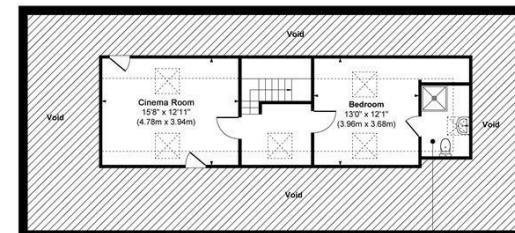
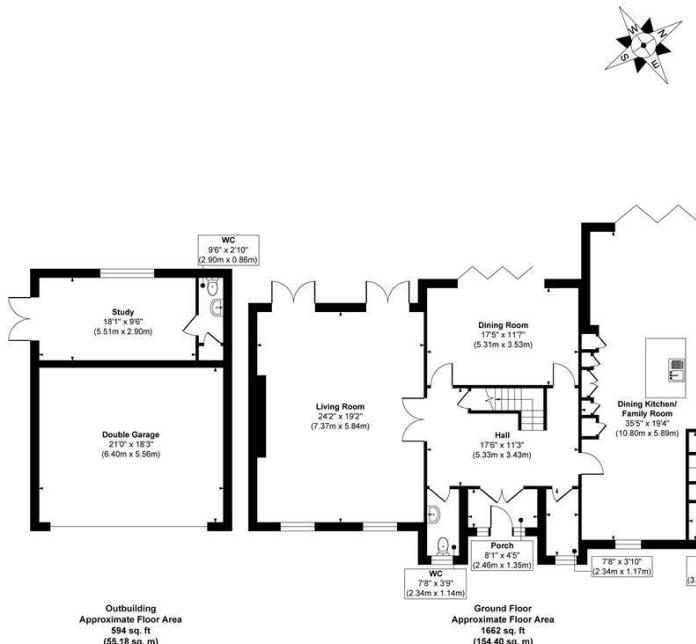
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

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

3 PARK LANE COURT





Approx. Gross Internal Floor Area 4229 sq. ft / 392.87 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	81
(81-91)	B	
(69-80)	C	64
(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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