



2 GROSVENOR TERRACE

LEEDS, LS6 2DY

£995,000
FREEHOLD

Monroe is delighted to present this substantial, grade II listed six-bedroom residence offering exceptional family accommodation across four floors. Featuring an impressive open-plan dining kitchen, multiple reception rooms, home office, versatile lower ground floor spaces and three bathrooms, this outstanding home provides the perfect blend of scale, flexibility and modern family living.

MONROE

SELLERS OF THE FINEST HOMES

2 GROSVENOR TERRACE

- Located in the sought after area of Headingley
- Property being sold chain free
- Multiple Reception Rooms
- Ideal for Multi-Generational Living
- South facing garden
- Rare Combination of Space and Flexibility
- Grade II listed property
- Beautiful fireplaces and log burners adding character
- Features a two storey double garage



Upon entering the ground floor, a welcoming entrance hall provides access to the principal living accommodation. The heart of the home is an impressive open-plan dining kitchen, creating a superb social and entertaining space with ample room for dining, cooking and informal family living. Complementing this area is a spacious sitting room with a woodburning stove, offering an ideal setting for relaxation and everyday family life. A separate living room with an open fireplace provides additional reception space, perfect as a formal lounge, media room or quiet retreat. Further accommodation on this level includes a dedicated office, ideal for remote working, a useful storeroom and a convenient cloakroom/WC.

The lower ground floor offers excellent additional space and flexibility. Two substantial rooms provide a variety of potential uses, including games rooms, home gym facilities, hobby rooms, cinema rooms or further family accommodation, subject to individual requirements. Additional storage space and internal stair access ensure practicality and ease of use.

The first floor is dedicated primarily to bedroom accommodation and features four generously proportioned double bedrooms with the master bedroom having access to an ensuite shower room. The principal bedrooms benefit from impressive dimensions, while the remaining bedrooms are equally well-sized and suitable for family members or guests.

Two additional bathrooms serve this floor, including a family bathroom with bathtub and a further shower room, providing excellent convenience for busy households.

Occupying the second floor are two additional double bedrooms, both offering comfortable proportions and versatility. A further large bathroom serves this level, creating an ideal arrangement for older children, guests or independent family members. The layout of the upper floor provides a degree of privacy and separation from the main bedroom accommodation below.

Externally, the property boasts a spacious, stunning, south-facing garden sanctuary. This exceptional space offers a private, sun-drenched oasis framed by mature trees and a beautifully manicured lawn. An additional lower lawned garden offers generous space for private socialising or a play area for sports and games. To the rear of the property there is external parking as well as a two storey double garage for extra security.

This impressive residence represents a rare opportunity to acquire a substantial family home offering expansive living accommodation, versatile interiors and excellent potential for modern family living, all arranged over four well-planned floors.

REASONS TO BUY

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ENVIRONS

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.

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 by appointment only through the selling agent: -
Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

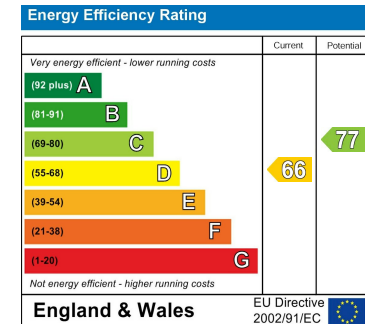
Floor Area – 4705.00 sq ft

Tenure – Freehold





Total Area: 437.1 m² / 4705 ft²
 All measurements are approximate and for display purposes only



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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