



39 GLEDHOW GRANGE VIEW

LEEDS, LS8 1PH

£599,950
FREEHOLD

Located in the highly sought-after area of Roundhay, this beautifully presented five-bedroom semi-detached home offers generous living space, ideal for growing families. Set on a desirable residential street just moments from Roundhay Park and excellent local schools, the property blends traditional charm with modern updates throughout.

MONROE

SELLERS OF THE FINEST HOMES

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- Ample off street parking
- Modern finish throughout
- Open plan kitchen and diner
- Integrated appliances in the kitchen
- Quiet and desirable residential street
- Moments from Roundhay Park, shops, highly-regarded schools, cafes, and amenities
- Garage to the front of the property
- Decked area in the rear garden
- En suite in the primary bedroom
- Turnkey property



Reasons to buy:

- Ample off-street parking
- Quiet and desirable residential street
- Modern finish throughout
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- Integrated appliances in the kitchen
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This beautifully presented and spacious five-bedroom semi-detached family home is nestled on a peaceful, tree-lined street in the highly desirable suburb of Roundhay. Offering stylish interiors, flexible living spaces, and a stunning rear garden, this home is perfectly positioned for modern family life, just moments from top-rated schools, local shops, and the vast green expanses of Roundhay Park.

Upon entering the property, you are immediately welcomed by a bright, immaculate entrance hall that sets the tone for the elegance and quality throughout the home. This wide and airy space creates a great first impression and includes a practical and stylish home office — ideal for those working from home or needing a quiet study area.

To the front of the property, the main lounge is a warm and inviting space, complete with a large bay window that bathes the room in natural light and highlights the tasteful décor. This room offers a peaceful retreat for cosy evenings or entertaining guests.

The heart of the home is the stunning open-plan kitchen, dining, and family living space to the rear — thoughtfully designed to accommodate modern family living. The kitchen is finished to a high specification, featuring sleek cabinetry, quality integrated appliances, and a central island perfect for casual dining or hosting. The dining area flows effortlessly into an additional lounge/snug area, which is surrounded by windows and patio doors that frame views of the garden and allow an abundance of natural light to flood the space, creating a bright and airy atmosphere all year round.

Upstairs, the first floor offers five generously sized double bedrooms, including an impressive primary suite complete with a stylish en suite shower room. Each bedroom is tastefully decorated and benefits from excellent proportions and natural light. The modern family bathroom is finished to a high standard with contemporary fixtures and fittings, providing a tranquil space to unwind.

Externally, the property continues to impress. To the front, there is ample off-street parking and access to a garage, providing practical storage solutions. The rear

garden is a private haven, enclosed by fencing for added privacy. It features a large decked area perfect for outdoor dining and entertaining, along with a well-maintained lawn — ideal for children to play or for enjoying summer evenings in a peaceful setting.

Located just moments from the amenities of Roundhay, including highly regarded schools, shops, cafes, and the ever-popular Roundhay Park, this property is perfectly positioned for family life. With excellent transport links into Leeds city centre and beyond, this is a rare opportunity to secure a truly exceptional home in one of the area's most sought-after locations.

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.

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

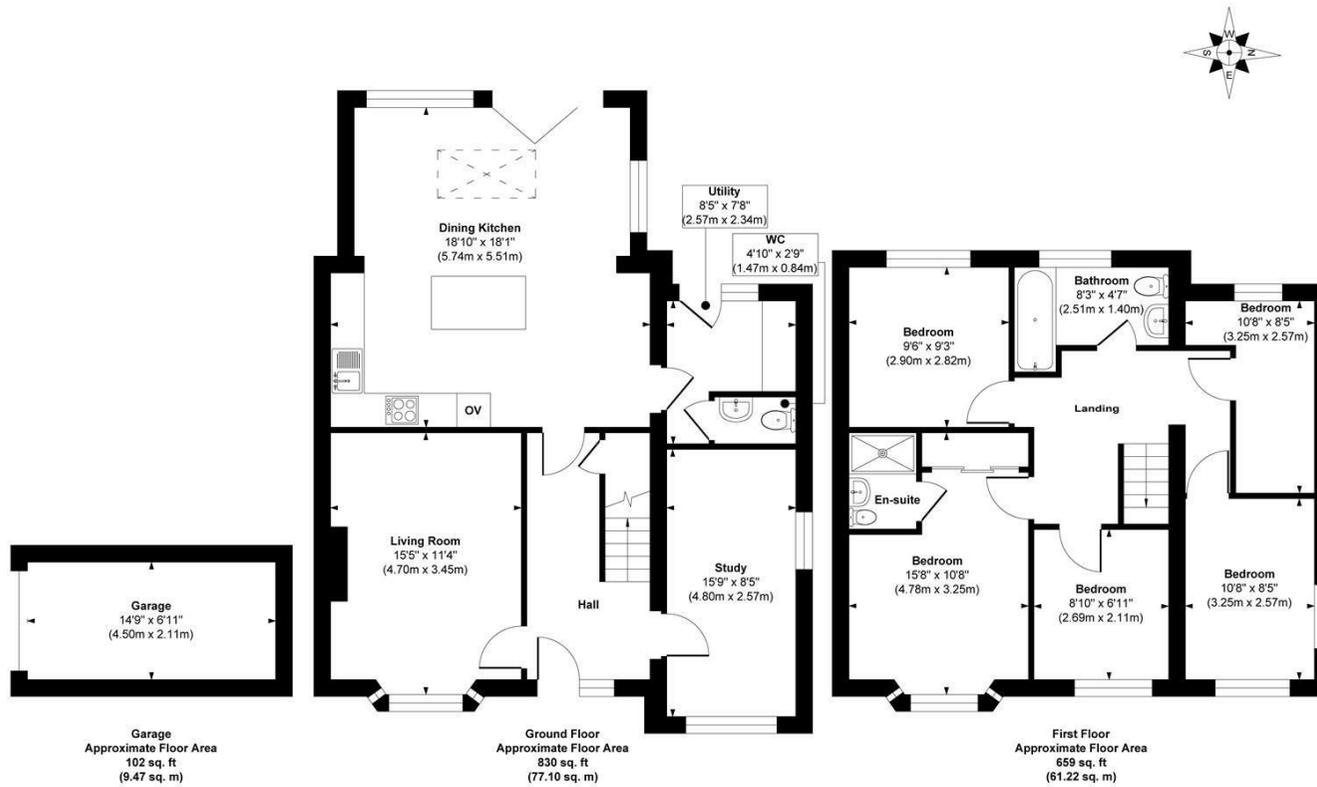
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1591.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	75
(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	

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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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