24 ST. MARTINS ROAD

LEEDS, LS7 3LX

£525,000

FREEHOLD

A substantial six-bedroom family home offering over 2,300 sq ft of versatile accommodation in one of Chapel Allerton's most sought-after residential locations. Occupying a generous plot and arranged across three floors, this impressive home provides exceptional flexibility for modern family living, with multiple reception spaces, generous bedroom accommodation and exciting potential to create a truly outstanding long-term residence. AI has been used throughout this listing.

MONROE

SELLERS OF THE FINEST HOMES

24 ST. MARTINS ROAD

• Substantial six-bedroom semi-detached home arranged across three floors • Approximately £220 per square foot representing exceptional value for the area • Three versatile reception rooms ideal for modern family living • Spacious kitchen and dining area overlooking the garden • Excellent scope to modernise and add value • Garage and generous off-street parking • Private enclosed rear garden • Ideal for growing families, home workers and multi-generational living • Large reception rooms • Highly sought-after Chapel Allerton location

St. Martins Road Leeds, LS7 3LX

A house that can adapt to different stages of family life.

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The accommodation is both spacious and versatile. The ground floor offers three generous reception rooms, providing flexibility for formal living, family rooms, playrooms, home offices or entertaining spaces. To the rear, a bright kitchen and dining area overlooks the garden, creating a fantastic hub for everyday family life with clear potential for future enhancement.

Across the upper floors, the accommodation continues to offer exceptional flexibility for growing families, those working from home or multi-generational living. With six bedrooms in total, buyers have the opportunity to create dedicated guest accommodation, home offices, hobby rooms or teenage retreats to suit their individual requirements.

The second floor provides a particularly attractive and adaptable space, currently arranged as two double bedrooms, including a generous en-suite room. This level could easily serve as a principal suite, guest accommodation, a teenage retreat or dedicated work-from-home space.

Externally, the property continues to impress with ample off-street parking, a garage and a private rear garden, offering excellent outdoor space for families and entertaining alike.

Compared with similarly sized homes in Chapel Allerton, the property represents excellent value, offering buyers a rare opportunity to secure a substantial family home with scope to personalise and add value over time.

Homes of this scale, flexibility and future potential rarely become available in such a highly sought-after Chapel Allerton location. Whether you're searching for a forever family home, space for multi-generational living or a property that can evolve alongside your family's changing needs, this is a home that offers both immediate enjoyment and exciting long-term possibilities.

Key Features:

• Substantial six-bedroom semi-detached home arranged across three floors
• Approximately £220 per square foot representing

exceptional value for the area

- Three versatile reception rooms ideal for modern family living
- Spacious kitchen and dining area overlooking the garden
- Excellent scope to modernise and add value
- Garage and generous off-street parking
- Private enclosed rear garden
- Ideal for growing families, home workers and multi-generational living
- Highly sought-after Chapel Allerton location

Chapel Allerton continues to be one of North Leeds' most popular and vibrant suburbs. Renowned for its village atmosphere, the area offers an excellent selection of independent cafés, restaurants, bars and boutiques alongside everyday amenities including supermarkets, healthcare facilities and leisure services.

Families are particularly drawn to the area due to its strong selection of highly regarded schools, whilst nearby green spaces including Gledhow Valley Woods and Chapel Allerton Park provide excellent opportunities for recreation and outdoor pursuits.

Leeds City Centre is easily accessible via regular transport links, making Chapel Allerton equally attractive to commuters seeking a balance between city convenience and suburban lifestyle.

For buyers seeking a substantial family home with room to grow, personalise and add value, this represents a compelling opportunity within a consistently high-demand North Leeds location.

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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

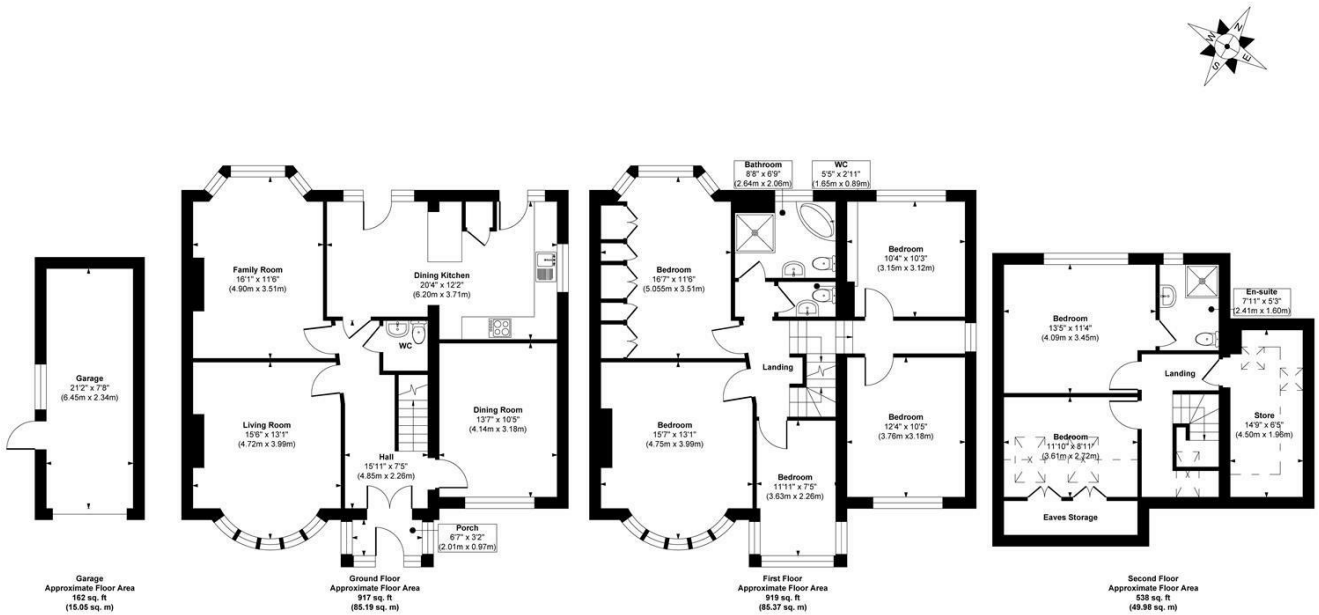
Local Authority – Leeds City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2536.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 2536 sq. ft / 235.59 sq. m (Including Garage)
Approx. Gross Internal Floor Area 2374 sq. ft / 220.54 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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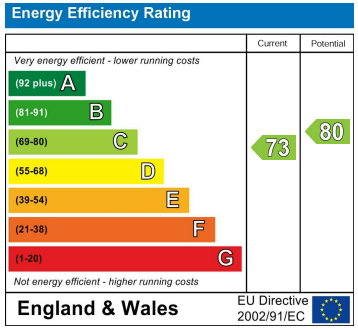

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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