





203 HARROGATE ROAD

LEEDS, LS7 3PT

£895,000

FREEHOLD

Welcome to 203 Harrogate Road, an expansive ten-bedroom detached home surrounded by beautifully landscaped gardens in the vibrant heart of Chapel Allerton.

MONROE

SELLERS OF THE FINEST HOMES

203 HARROGATE ROAD

• Ten-bedroom detached property • Large living-dining room • Spacious formal dining room • Modern Kitchen • Downstairs bedroom with wet room • Two ensuite bedrooms • An abundance of storage • Stunning South facing garden • Detached Garage and ample off-street parking • Vibrant sought after location





203 Harrogate Road

Welcome to 203 Harrogate Road, an expansive ten-bedroom detached home surrounded by beautifully landscaped gardens in the vibrant heart of Chapel Allerton.

As you step through the front door, you're greeted by a grand and spacious hallway that sets the tone for the rest of the home. This welcoming entrance hall features a convenient WC, ensuring ease for guests and family alike. Off the hallway, there's a stunning formal dining room, perfect for entertaining whilst also offering direct access to the garden, allowing for seamless indoor-outdoor living. Flowing effortlessly from the dining room is the fabulous fitted kitchen, designed for both functionality and style and provides access t a downstairs bedroom and bathroom featuring a walk-in shower.

The heart of the home is undoubtedly the open-plan living-dining room. This inviting space is boasts a cosy log-burning fire, creating a relaxing environment. The garden room extends the living space outdoors, allowing you to enjoy the beauty of the garden all year round. Completing the ground floor is a spacious snug, also featuring a log-burning fire.

As you make your way to first floor, you'll find six of the ten beautifully appointed bedrooms, two of which come complete with en-suite bathrooms. The principal suite is particularly impressive, featuring ample fitted storage and a luxurious en-suite that includes a steam room.

Moving to the second floor, there are three additional bedrooms and a home office.

The house boasts a showstopping wrap-around south-facing garden, which includes a water feature, a raised patio ideal for soaking up the sun, and a detached garage, along with ample off-street parking.

REASONS TO BUY

- Ten-bedroom detached property
- Large living-dining room
- Spacious formal dining room
- Modern Kitchen
- Downstairs bedroom with wet room
- Two ensuite bedrooms
- An abundance of storage
- Stunning South facing garden
- Raised patio and water feature
- Detached Garage and ample off-street parking
- Vibrant sought after location

ENVIRONS

Located in Chapel Allerton, 203 Harrogate Road is ideally situated just a short walk from the vibrant high street. You'll find independent shops, cafes, and restaurants that create a delightful community atmosphere. Nature enthusiasts will enjoy the proximity to Gledhow Valley Woods, providing a serene escape for evening strolls along the stream. Meadow Walk offers a perfect blend of city comforts and tranquil nature, creating a space where your residence becomes a sanctuary, and your surroundings invite you to be a part of a charming community.

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-Monroe Estate Agents.

EPC to be added shortly.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

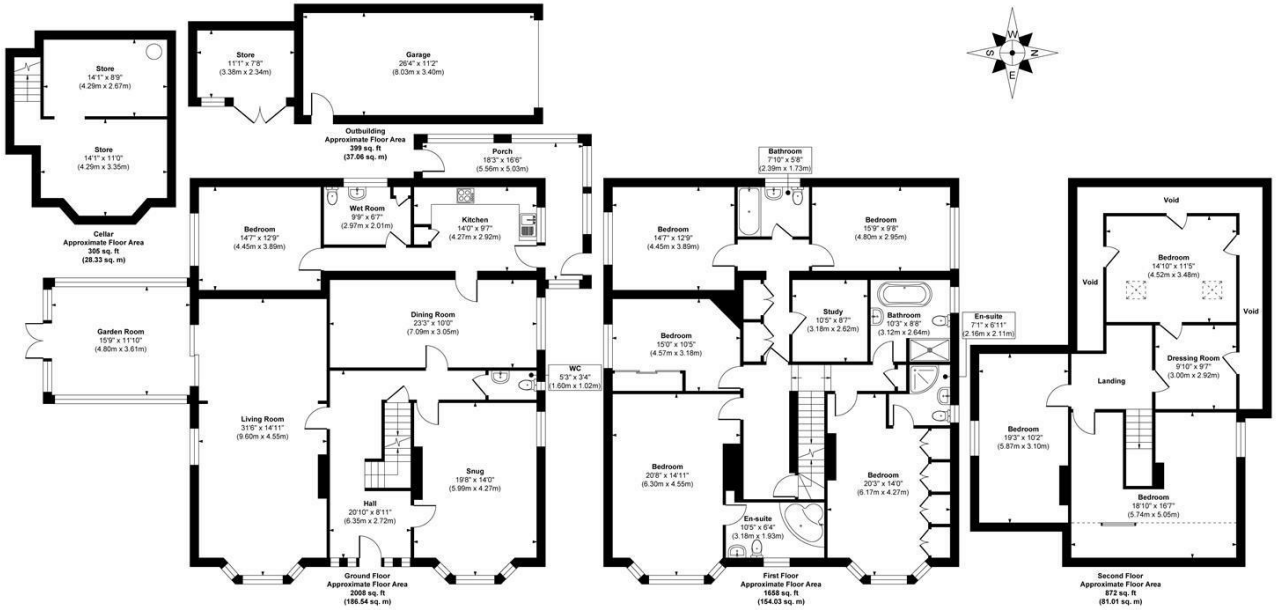
Viewings – By Appointment Only

Floor Area – 5242.00 sq ft

Tenure – Freehold





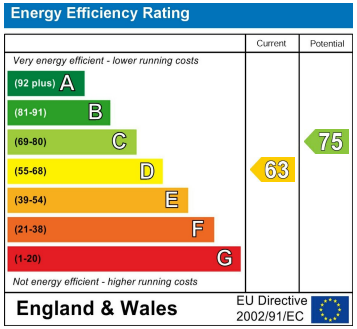


Approx. Gross Internal Floor Area 5242 sq. ft / 486.97 sq. m (Including Outbuilding)

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

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