
Park Lane House

SHADWELL, LS17

WELCOME TO

Park Lane House

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AN EXCEPTIONAL NEW HOME ON ONE OF LEEDS' MOST PRESTIGIOUS ADDRESSES

Occupying a prime position on the renowned Roundhay Park Lane, No. 2 is a substantial individually designed residence offering exceptional contemporary living within one of North Leeds' most sought-after locations.

Designed around light, space and modern family living, this outstanding home combines timeless architecture, premium materials and cutting-edge technology to create a residence of genuine distinction.

Set behind natural stone boundary walls and electrically operated entrance gates, the property enjoys a private and secure setting within mature landscaped grounds. The elegant frontage is characterised by traditional bay windows, a substantial feature chimney and a striking covered portico entrance, creating an impressive sense of arrival befitting one of Leeds' most prestigious residential addresses.

Beyond the entrance door, a spectacular full-height double-storey foyer rises through the centre of the home, where a bespoke oak cut-string staircase forms an architectural centrepiece and immediately establishes the exceptional quality found throughout.







DESIGNED FOR MODERN LIVING

At the heart of the property lies an exceptional open-plan kitchen, dining and family living space designed to bring family life and entertaining together.

Large expanses of glazing flood the accommodation with natural light whilst carefully planned layouts create effortless connections between the principal internal accommodation and landscaped gardens



Park Lane House

GROUND FLOOR



DIMENSIONS:

ROOM	W	L
Garage	6.5m	7.3m
Kitchen x Dining x Living	13.75m	5.9m (7.5m)
Cellar	1.8m	2.7m
Utility	2.5m	3.5m
Boot Room	2.5m	2.5m
WC	1.7m	1.85m
Cinema	4.4m	4.5m
Snug	4.4m	3.4m (4.2m)
Study	4.4m	3.4m (4.2m)

FIRST FLOOR

DIMENSIONS:

ROOM	W	L
Master Bed	5.6m	5.5m
En-suite Master Bed	2.5m	3.9m
Bed 2	4.4m	4.25m
En-suite 2	2.4m	3.7m
Bed 3	4.4m	4.3m
En-suite 3	2.2m	2.4m
Bed 4	4.4m	4.3m
En-suite 4	2.2m	2.4m

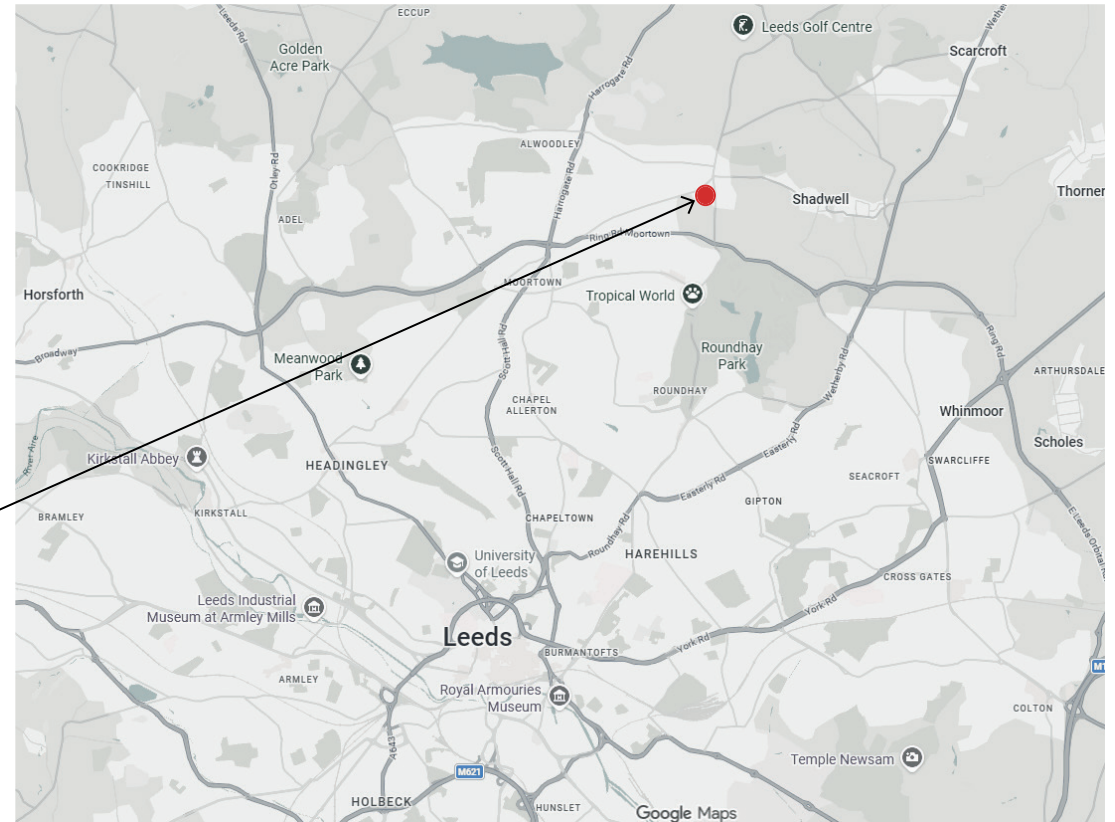


PARK LANE HOUSE

An exceptional bespoke residence set within one of North Leeds' most prestigious neighbourhoods, Park Lane House occupies a private 0.75-acre plot, combining timeless Yorkshire stone architecture with sophisticated contemporary living.

Positioned close to Roundhay Park and the surrounding countryside, the home offers a rare balance of privacy, tranquillity and accessibility, with premier golf clubs, dining and highly regarded schools nearby.

Excellent connections provide easy access to Leeds city centre, Harrogate and the wider Yorkshire region, making Park Lane House an outstanding private address for refined modern living.





SPECIFICATION

BESPOKE KITCHEN, UTILITY & BOOT ROOM

Designed in prestigious partnership with Porcelanosa and Gamadecor, the bespoke fitted kitchen has been meticulously envisioned as both a highly practical family hub and an elegant entertaining space of grand proportions.

Specification Highlights

Bespoke Gamadecor Cabinetry: Precision-engineered, premium cabinetry offering clean, architectural lines.

XTONE Calacatta Stone Worktops: Exquisite, durable stone surfaces providing a striking, high-end aesthetic.

Premium Integrated AEG Appliance Package: A suite of state-of-the-art appliances chosen for their exceptional performance and sleek integration, including:

- Double oven
- Induction hob
- Cooker hood
- Dishwasher
- Wine cooler
- Microwave
- Full Fridge
- Full freezer

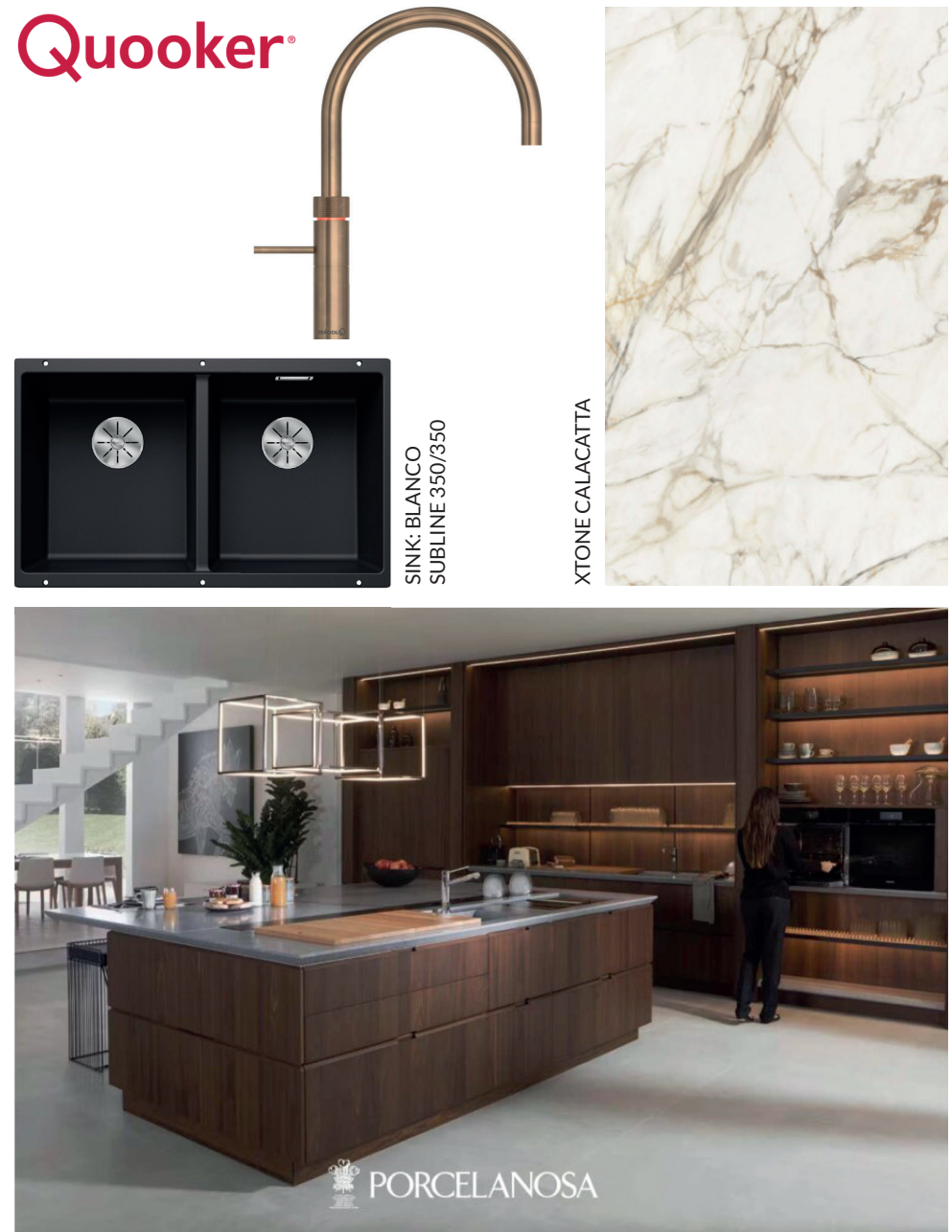
Quooker Boiling Water Tap: Instant, multi-functional convenience at the heart of the kitchen.

Designer Feature Lighting: Thoughtfully positioned architectural lighting to enhance the culinary environment.

Bespoke Storage Solutions: Tailored cabinetry interiors engineered for maximum organisation.

Feature Island & Preparation Areas: A generous central island designed to foster effortless social interaction and food preparation.

Underfloor heating



PORCELANOSA®



BESPOKE UTILITY & BOOT ROOM

The adjoining utility room and boot room continue the same standard of finish and functionality, providing extensive storage and practical family-focused spaces without compromising design. Fully fitted Porcelanosa furniture available with soft-close to doors.

20mm Xtone worktop with matching 100mm upstand.

On the utility, AEG integrated appliances.

The Boot Room

Underfloor Heating: Essential for drying damp boots and coats quickly while keeping floors comfortable underfoot.

Bespoke Shoe & Boot Storage: Open base cubbies, paired with sloped pull-out shoe racks and tall storage units.

Tailored Seating: Built-in bench seat featuring a solid oak.

Uncompromised Design: Thoughtfully crafted to keep everyday entryways organised without sacrificing a luxury aesthetic.

SPECIFICATION

CRITTALL WINE ROOM

One of the home's most distinctive features is the architecturally designed, walk-in wine room, positioned within the principal entertaining space. Enclosed by elegant Crittall-style glazed doors and screens, it beautifully combines industrial-inspired detailing with bespoke natural oak wine storage, feature shelving, and ambient lighting.

A spectacular centerpiece of the living accommodation, the glass-fronted wine room creates a visual anchor visible from the kitchen and principal dining spaces. Blending natural timber, feature glazing, and soft ambient lighting, it serves as both a high-capacity cellar and a refined design feature—evoking the exclusive ambiance of a boutique hotel or private members' club.

Image is for illustrative purpose only



CINEMA ROOM & ENTERTAINING

A dedicated cinema room provides the perfect environment for movies, gaming and sporting events.

The flexible accommodation throughout the property allows for both relaxed family living and large-scale entertaining, with a carefully considered balance of open-plan and individual spaces.

“DESIGNED FOR MODERN FAMILY LIVING AND FINISHED TO THE HIGHEST STANDARDS, PARK LANE HOUSE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A TRULY DISTINGUISHED HOME IN ONE OF YORKSHIRE’S MOST DESIRABLE LOCATIONS.”



BESPOKE BEDROOM SUITES

The magnificent principal suite serves as a luxurious private sanctuary, complete with a private balcony terrace overlooking the beautifully landscaped grounds.

Bedroom three also shares the balcony to the rear of the property, while bedrooms two and four offer a highly distinctive character, boasting elegance with the design of large bay windows.

Accommodation Highlights:

The Principal Sanctuary: An expansive main suite featuring a private, scenic balcony terrace.

Boutique Elegance: Distinctive sloping vaulted ceilings and automated Velux rooflights in En-suites 3 and 4.

Luxury En-Suites: Premium, spa-inspired bathrooms paired with every bedroom.

BEAUTIFULLY APPOINTED BATHROOMS

Every bathroom has been individually designed using premium Porcelanosa and Crosswater collections to create elegant, spa-inspired spaces.

Freestanding baths, walk-in rainfall showers, bespoke vanity furniture and large-format porcelain tiling are complemented by premium brassware, recessed storage niches and carefully considered lighting to deliver a luxurious everyday experience.



FLOORING SPECIFICATION

- Amtico Luxury Vinyl Tile (LVT): Expertly laid throughout high-traffic ground floor zones, hallways, and kitchen areas, offering durable, high-end stone and timber aesthetics.
- Saxony Carpet from Cormar Carpet: Luxuriously thick, plush carpeting fitted in the media/cinema room, and all bedrooms to deliver ultimate underfoot comfort and acoustic softness.

amtico

CORMAR
CARPET CO

KEY FEATURES

- Prestigious Roundhay Park Lane address
- Over 4200 sq ft of luxury accommodation
- Double-height entrance hall
- Bespoke oak staircase
- Open-plan kitchen, dining and family room
- Wine room
- Cinema room
- Principal suite with private balcony
- Luxury Porcelanosa tiles
- Bespoke Gamadecor kitchen
- Fully opening corner bi-fold doors
- Air source heat pump
- Underfloor heating throughout Ground and First Floor
- Smart home automation
- CCTV and video entry
- Full fibre broadband and Cat6 cabling
- Electric vehicle charging
- Landscaped gardens with private gated entrance
- Early purchaser personalisation opportunities



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