



Adel Pasture, Adel, LS16

Providing a rare and wonderful opportunity to acquire a stunning family home. This five bedroom home enjoys a spacious and versatile layout, featuring generous gardens and ample parking. Positioned within this highly sought after, exclusive residential location within Adel, positioned just off Adel Lane.

273 Otley Road, West Park, Leeds, LS16 5LN

Tel: 0113 2304330

Email: northleeds@dacres.co.uk



Adel Pasture, Adel, LSI6

Guide Price: £885,000

- A spacious 1923sq ft detached family home
- 4 bedroom, 2 bathroom home– the attention to detail is exceptional
- Very flexible living, with two reception rooms
- Utility, WC and play room
- Private landscaped gardens in an private setting
- Driveway, gates and double garage
- Adel location, with amenities and green space locally



General remarks

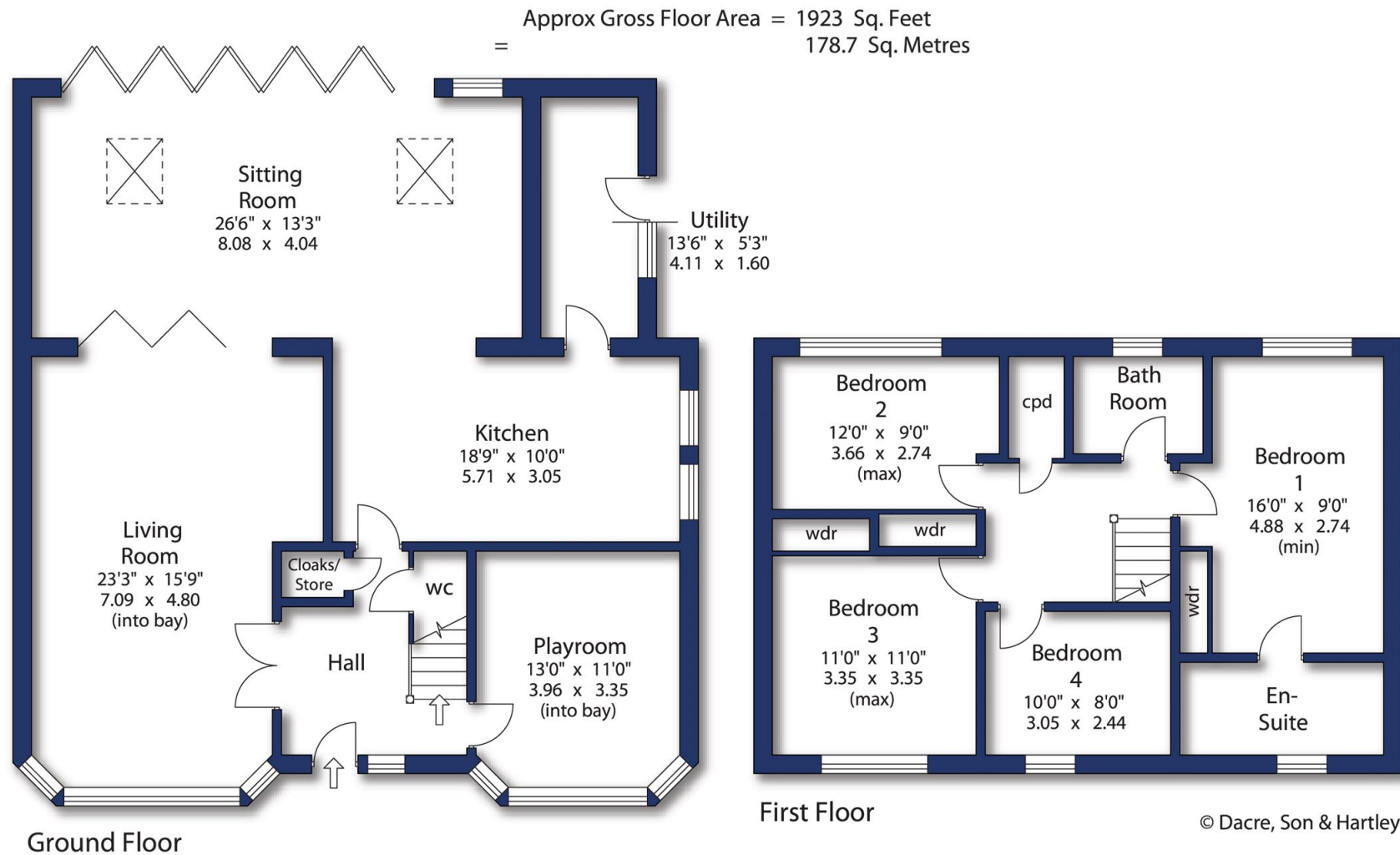
This beautifully presented and elegant five-bedroom property has been upgraded by the current owners with space and versatile living in mind, with bespoke modern fixtures and fittings making a splendid family home. The property features a sizeable and enclosed rear garden along with ample parking on the drive with double garage, situated in this very pleasant and convenient location of Adel.

The property briefly comprises: entrance, spacious reception hall, guest wc, cloaks, and office or playroom ample space for a desk if you wish to work from home, spacious lounge with dual aspect, bi folding doors leading to the family room, stunning breakfast kitchen/family room/dining room which has been upgraded and opened up and designed by the current owners, it opens into the extension which has plenty of light and bi folding doors fantastic for entertaining and family life. The kitchen has a modern range of units with ?? worktop surfaces, integrated dishwasher and fridge/freezer along with an island with further storage. The utility room is just off the kitchen, fitted units and side door leading to outside. On the first floor is a large

master bedroom with en suite with walk in shower and fitted wardrobes, two further double bedrooms both with fitted wardrobes and a contemporary style house bathroom, there is a further 4th bedroom which is a very good size a small double, currently used as an office. Outside the property benefits from being on a delightful plot with an enclosed rear garden, the owners have put a new large deck area opening up the space, outdoor lighting and power points there is a good lawn area ideal for children. To the front of the property is a driveway which houses four cars which leads to a detached garage, lawn and a stunning blossom tree, a great aspect of this home that is very private front and rear. We highly recommend a viewing to learn more about this home and that it has to offer, you won't be disappointed.

The property is situated in this highly sought after and convenient location with many local amenities available including a wide choice of shops, schools and recreational facilities. The property is ideally placed for daily travelling to the centre of Leeds and the Leeds Outer Ring Road, providing access to the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1, M62, A1). Leeds/Bradford International Airport is situated at nearby Yeadon.

Floorplans





**Mortgage
Advice Bureau**

01274 515 763



Dacres Surveys

Call for a quote
01943 885 400

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.





Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Main services
- Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260114

Contact us



0113 2304330



northleeds@dacres.co.uk