



Mulberry Avenue, Adel, LS16 8LL

Asking Price £495,000

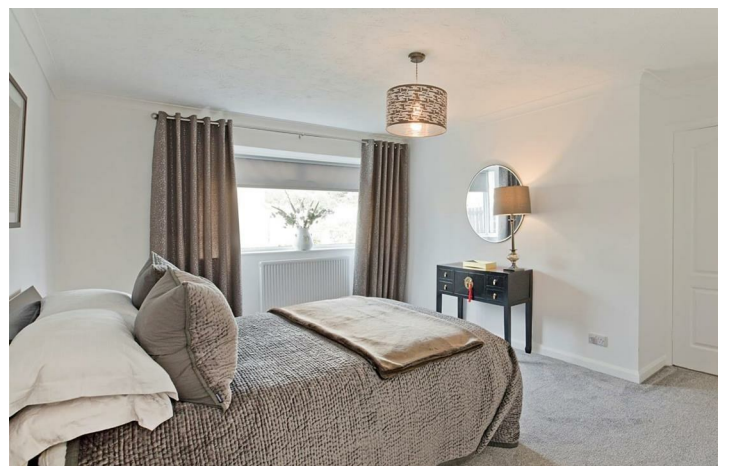
- THREE BED DETACHED BUNGALOW
- DOUBLE GARAGE AND DRIVEWAY
- ADDITIONAL STORAGE/WORKSHOP
- CONSERVATORY
- RECENTLY REFURBISHED
- DELIGHTFUL SOUTH FACING GARDEN
- SCOPE FOR POTENTIAL EXTENSION
- ENSUITE MASTER BEDROOM
- QUIET CUL DE SAC SITUATION
- EXCELLENT SCHOOLS AND TRANSPORT LINKS

Mulberry Avenue, Adel LS16 8LL

This GENEROUSLY PROPORTIONED and WELL PRESENTED THREE-BEDROOM DETACHED BUNGALOW, standing in a GENEROUS CORNER PLOT with LARGE DRIVEWAY AND ADJOINING DOUBLE GARAGE. Offered in IMMACULATE CONDITION with neutral décor and carpets throughout. Surrounded by BEAUTIFUL SOUTH FACING GARDENS, with short walks to picturesque countryside and parks. Located in a QUIET CUL-DE-SAC POSITION in this SOUGHT AFTER VILLAGE, close to excellent schools and amenities, golf courses and transport links.



Council Tax Band: E



PROPERTY DETAILS

A generously proportioned and well presented three-bedroom, detached bungalow, standing on a generous corner plot with large driveway and adjoining double garage. Offered in immaculate condition with neutral décor and carpets throughout. Surrounded by beautiful south facing gardens, with short walks to picturesque countryside and parks. Located in a quiet cul-de-sac position in this sought after village, close to excellent schools and amenities, golf courses and transport links. Served with gas central heating and sealed unit double glazing the property comprises; entrance hall, sitting/dining room leading into the conservatory, well equipped kitchen, three good size bedrooms, en-suite and family bathroom. Outside is a generous low maintenance frontage with ample parking and double garage, which subject to the relevant building regulations, could provide additional living space. The rear boasts an attractive south facing garden.

Adel is an extremely desirable area, offering a fantastic blend of sub-urban living as well as having easy access to rural beauty right on your doorstep. Golden Acre Park and Paul's Pond are close by, as well as Cookridge Hall and Headingley Golf Club. Well serviced by road and bus connections, Leeds City Centre is easily accessed. The highly regarded Adel Primary School is across the road making the location sought after by families.

This beautifully renovated property in its delightful situation is ready to move into and enjoy, so what are you waiting for book a viewing now!

Panelled and glazed door leading into;

ENTRANCE HALL

Spacious entrance hall with stylish flooring, access into the loft space and two ceiling lights.

STYLISH CLOAKROOM

Containing a two piece white suite comprising; wash hand basin together with low suite W.C., heated chrome towel rail, ceramic tiling to the walls, ceiling light.

LOUNGE/DINER

21'4 x 13'1

this light and airy room enjoys a large picture window to the front with contemporary fireplace and recessed gas fire, ceiling light and sliding doors leading into the conservatory.

KITCHEN

10'0 x 11'2

with an excellent range of ash effect wall and base units with concealed lighting beneath, stainless steel sink and drainer unit with matching mixer tap, granite effect work surfaces over with matching upstands, built in separate double oven with four ring halogen hob with concealed extractor fan over, provisions for an automatic washing machine, ceramic tiling to the floor, recessed lighting, panelled and glazed door leading to the rear garden.

CONSERVATORY

11'5 x 8'11

with attractive floor, ceiling light and double French doors leading out to the delightful garden.

MASTER BEDROOM

15'0 x 11'7

with ceiling light and door leading into;

ENSUITE SHOWER ROOM

Containing a three piece white suite comprising; corner shower cubicle with thermostatically controlled shower over, pedestal wash hand basin together with low suite W.C., ceramic tiling to the walls and floor, recessed lighting.

BEDROOM TWO

14'2 x 8'10

with ceiling light.

BEDROOM THREE

10'8 x 7'0

with ceiling light.

HOUSE BATHROOM

Containing a three piece white suite comprising; triple walk in shower with glazed shower screen, overhead rainfall shower plus handheld shower, wash hand basin together with low suite W.C., ceramic tiling to the walls and floor, recessed lighting.

OUTSIDE

The property stands in a delightful and sizeable plot with double access into a low maintenance front garden with blocked paved driveway, providing ample on site parking and leading to an adjoining double garage with two separate up/over doors providing power and light and having rear access into the garden, this could be converted to provide extra living space, subject to relevant building regulations. There is also a very useful purpose built room within the garage, an ideal workshop or lockup storage room. Gated access down either side of the property leads to a delightful fenced south facing garden laid predominantly to lawn enjoying a paved patio, timber shed and mature borders.



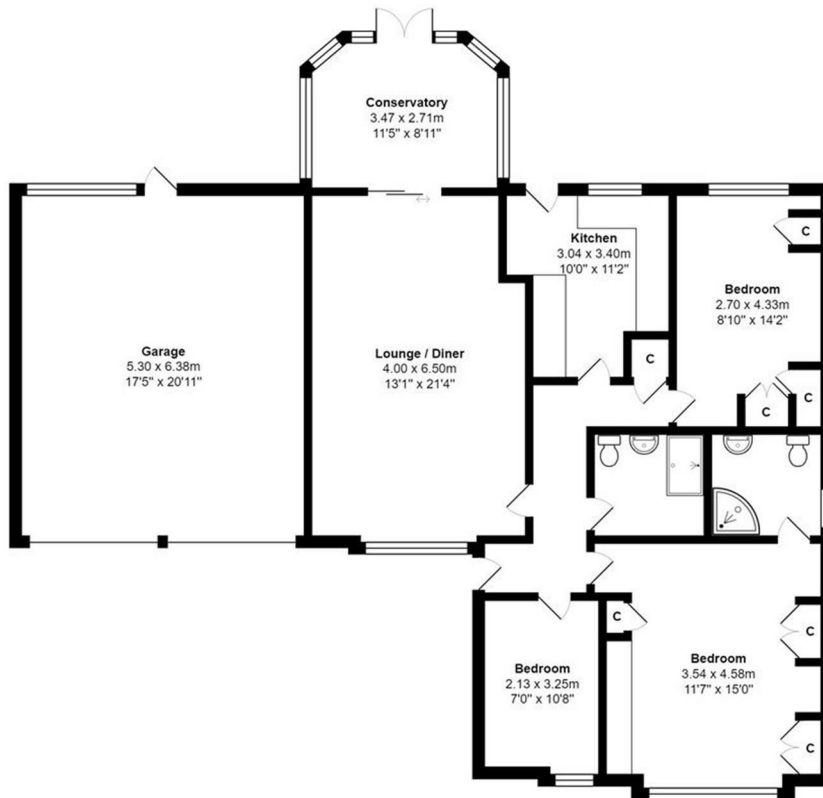
Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		67	
(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	



Ground Floor

Total Area: 129.0 m² ... 1388 ft²

All measurements are approximate and for display purposes only