



CORNERSTONE

15 Mulberry Rise, Adel, Leeds, LS16

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15 Mulberry Rise

£425,000

The first viewings are on Saturday 3rd May 2025.

Ideally positioned on the highly desirable cul-de-sac Mulberry Rise in Adel, North Leeds. Mostly offering spacious single-level living with an attached garage and an expansive open-plan sitting and dining room, this home is perfect for those seeking comfort, a good degree of privacy, and a location that truly delivers.

This spacious and charming bungalow with no onward chain stands proudly within a peaceful cul-de-sac, surrounded by well-maintained gardens and mature greenery. As you step inside, you are greeted by a generous hallway that leads through to the majority of the rooms – a large open-plan sitting and dining room bathed in natural light, ideal for relaxing evenings and entertaining guests. The layout is thoughtfully designed to balance flow and functionality, with the dining area offering easy access to the kitchen.

Each of the three bedrooms are well-proportioned, offering flexibility whether used as sleeping quarters, a home office, or guest accommodation. The property has a family bathroom and en-suite for the main bedroom. The kitchen has plenty of cupboards and also leads out into the rear garden and gives access to the driveway. The attached garage adds valuable storage or secure off-street parking, and the private driveway comfortably accommodates off-road parking at the rear of the property. The rear garden offers a peaceful retreat with a lawn, patio area, and space to enjoy the outdoors in privacy.

What also makes this a great home is its location in the ever-popular suburb of Adel. Situated in North Leeds, Adel is widely considered one of the city's most attractive residential areas – known for its leafy streets, sense of community, and a perfect balance between countryside and city life. It combines historic charm with modern convenience, making it an ideal setting for families, professionals, or retirees alike.

Adel is steeped in heritage, with landmarks such as the 12th-century St. John the Baptist Church and the remains of a Roman fort hinting at its long and fascinating history. The area boasts a distinctly village-like feel, with quiet lanes, generous green spaces, and a friendly local atmosphere. Just a short walk or drive away, residents can explore the stunning natural beauty of Golden Acre Park, Adel Woods, and the Meanwood Valley Trail – perfect for weekend walks, dog owners, or those simply seeking a breath of fresh air.

Despite its semi-rural feel, Adel is extremely well-connected. Otley Road runs through the heart of the area, providing easy access to Leeds city centre, Headingley, and beyond. For commuters, Horsforth Train Station is a short drive away, offering regular rail links, while bus services operate frequently in the area. Nearby suburbs such as Horsforth offer an excellent selection of local shops, coffee shops, bars, pubs, restaurants, supermarkets, and leisure facilities.

Families will also appreciate Adel's strong reputation for education. Several brilliant and well-regarded schools are within close proximity, making this a popular location for parents looking to secure a high-quality learning environment for their children.

Mulberry Rise itself is a great address, made up predominantly of detached properties nice gardens and a peaceful, neighbourly atmosphere. It's the kind of street where children can play safely, and where the hum of city life feels far away – even though it's just minutes down the road.

This wonderful bungalow offers a great opportunity to secure a home in one of Leeds finest suburbs. Whether you're looking to downsize without compromising on space, searching for a peaceful retreat, or planning your next chapter in a truly special location, this home on Mulberry Rise is not to be missed.

To arrange a viewing or for further details, please contact Cornerstone Sales and Lettings – your trusted estate agent for North Leeds.

Important Information

TENURE - FREEHOLD.

Council Tax Band E.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

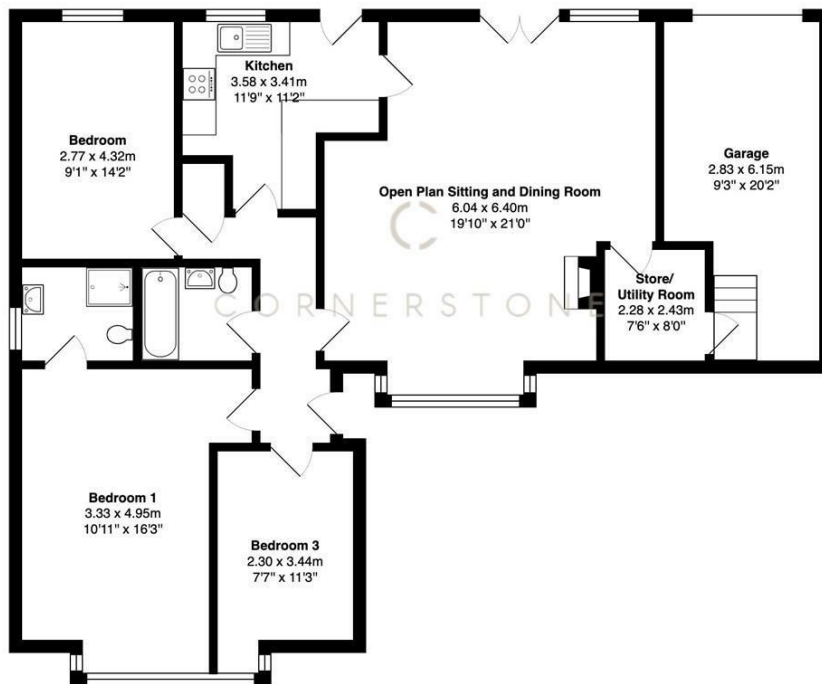
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note that we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

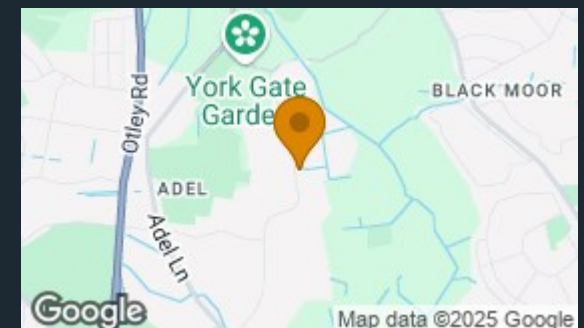
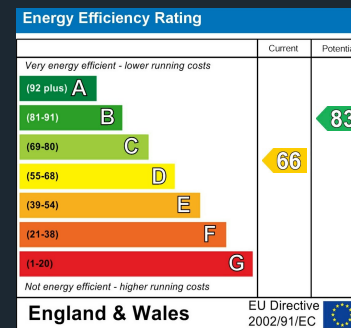




Total Area: 113.3 m² ... 1219 ft²
All measurements are approximate and for display purposes only

Local Authority
Leeds City Council

Council Tax Band
E





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