



# 63 New Adel Lane, Adel, Leeds, LS16 6BA

CORNERSTONE







# 63 New Adel Lane

## Guide Price £225,000

A Delightful Stone Cottage Full of Charm, Character & History.

Step into a truly special home—an enchanting one-bedroom stone cottage that exudes warmth, charm, and a sense of history. Believed to date back to circa 1840, this beautifully preserved residence offers the rare opportunity to own a genuine piece of Adel's heritage. Nestled within one of North Leeds' desirable suburbs, the cottage combines idyllic tranquillity with superb everyday convenience.

Set over four floors, this wonderful home has been thoughtfully arranged to maximise both space and comfort. The ground floor welcomes you into a delightful kitchen-diner, a cosy and characterful space perfect for cooking, dining, and relaxing. Moving up to the first floor, you'll find a charming sitting room centred around a log-burning stove—ideal for cosy evenings. This floor also features the bathroom.

The second floor reveals a spacious principal bedroom.

The cottage also benefits from a cellar, providing valuable storage and is currently also used as a utility room with plumbing for a washing machine.

Externally, the property is just as captivating. A beautifully landscaped garden, featuring well-tended planted borders, a neat lawn, and a stone patio that provides a perfect setting for alfresco dining or simply unwinding during the warmer months. A striking stone boundary wall defines the north-west boundary, adding both charm and privacy. The cottage also enjoys the benefit of a timber shed and a gravelled driveway.

Adel continues to be one of North Leeds' most coveted residential areas, offering an appealing blend of quiet suburban and modern amenities. Adel and the surrounding areas boast an excellent selection of shops, traditional pubs, and quality restaurants. Professionals are well-catered for with highly regarded leisure facilities, supermarkets, and green spaces nearby. Excellent transport links provide quick access to Meanwood, Headingley, and travelling northwards opens the gateway to Otley, Ilkley, and the breathtaking Yorkshire Dales.

Leeds city centre can also be accessed with ease from this location, either via public or private transport. Leeds Bradford Airport is also nearby, again confirming this home's convenient location.

In summary, properties of this nature seldom come to the market. This charming stone cottage presents an exceptional opportunity to acquire a unique home in a great North Leeds location.

### Ground Floor – Kitchen Diner

You enter the cottage through a composite front door. You step into a spacious open plan kitchen diner which has an exposed timber floor, a most attractive feature Yorkist range which is inset into a stone chimney breast. The kitchen comprises wall and base units with a good amount of worktop space with tiled splashbacks, a sink with a drainer that has a double-glazed window above, space for a fridge, space for a dishwasher, an integrated oven with a four-ring gas hob above, with an extractor. The gas boiler is also situated in the kitchen. The kitchen diner has plenty of space for a table and chairs. The kitchen diner gives access through a door down into the cellar, and a staircase leads up to the first floor and into the sitting room.

#### **Cellar**

Several stone steps lead down into the cellar. The cellar adds practicality to the cottage, offering a good amount of storage. The current owners have a chest freezer and a plumbed-in washing machine. The RCD electrical board is located here, and the cellar also benefits from a sump pump to keep it free from water.

#### **First Floor Sitting Room**

You ascend from the open-plan kitchen-diner up a staircase to the sitting room. There is a small, stylishly decorated landing before entering the sitting room. The sitting room is painted predominantly neutral with an exposed stone chimney breast with a log-burning stove set on a stone hearth, and there is an exposed timber beam to the ceiling. There is a painted feature wall to one side of the chimney breast and fitted storage to the other side. A double-glazed window allows natural light in and offers a beautiful view up the garden.

#### **First Floor Bathroom**

Located on the first floor, the bathroom is stylishly decorated, comprising a corner shower cubicle, a pedestal wash basin, a toilet and a chrome heated towel radiator. A double-glazed frosted window allows natural light in.

#### **Second Floor Principal Bedroom**

Accessed by a staircase from the sitting room, you step into an impressively spacious bedroom. The bedroom is decorated in a lovely tone with a vaulted ceiling with exposed timber beams. There is fitted wardrobe space and eaves storage. A double-glazed window to the gable allows natural light in with a pleasant view out. Part of the bedroom has a flying freehold over the property behind it.

#### **The Grounds**

The cottage has a vast and impressive garden. The garden comprises a stone patio, which is accessed with ease directly out of the front door from the open-plan kitchen-diner. The patio has a number of stone raised beds that surround and a gate leads out onto New Adel Lane; the gate also allows access for the neighbouring property to pass through if needed. Beyond the patio is a lovely garden laid to lawn surrounded by mature planted borders. A gravel path leads up the garden. At the top of the garden, there is a timber shed which is perfect for storage. A timber gate opens to lead up to the gravelled driveway.

#### **Driveway**

A spacious driveway that is laid to gravel. The neighbouring property has to pass over your driveway to reach their section of gravelled driveway.

#### **Important Information**

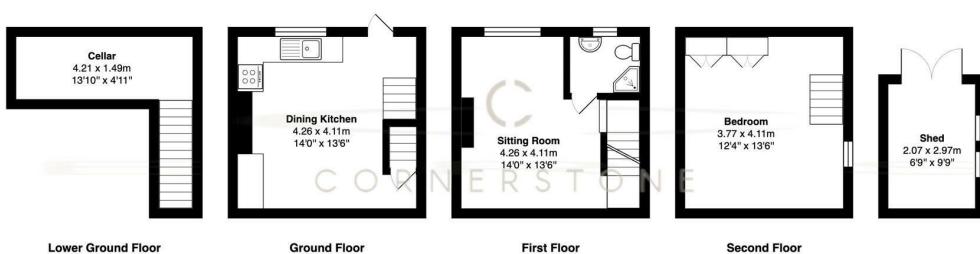
TENURE - FREEHOLD.

Council Tax Band B.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

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.





Total Area: 58.8 m<sup>2</sup> ... 633 ft<sup>2</sup> (excluding shed)  
All measurements are approximate and for display purposes only

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

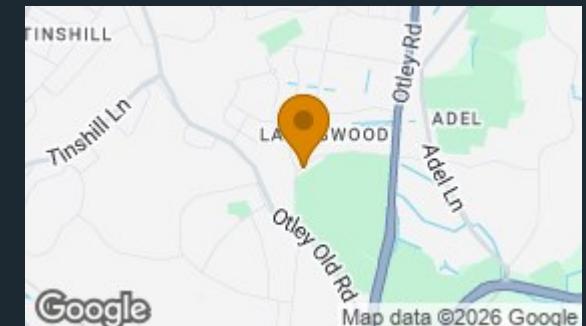
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

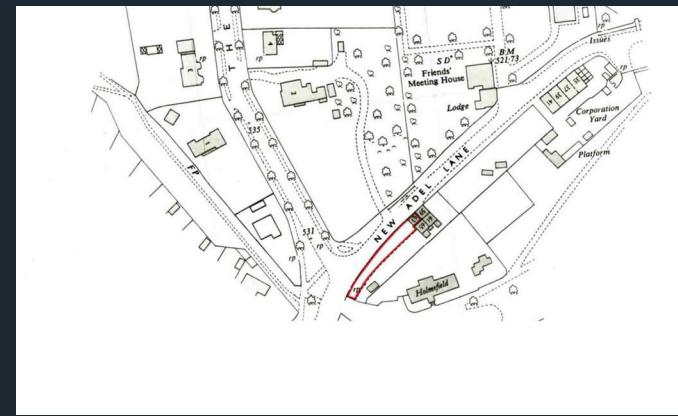
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Local Authority  
Leeds City Council

Council Tax Band  
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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