

MONROE

SELLERS OF THE FINEST HOMES



19 Oaklands Drive
Leeds

£820,000
FREEHOLD

Monroe are proud to introduce to market this executive 6 bedroom, 3 bathroom detached property on Oaklands Drive in Adel. This former show home is situated on a large corner plot with double garage, wrap around private back garden and over 2,400 sqft of accommodation.



- Viewings are available by appointment only
- Over 2100 Sqft internally
- 6 x Generous Bedrooms
- 3 Bathrooms

Monroe are delighted to offer For Sale this attractive 6 bedroom detached home situated in this sought after development in the heart of Adel.

Oaklands Drive is situated just off of Long Causeway which gives excellent access to the Ring Road A6120 and is in close proximity to several popular, well regarded state and public schools as well as amenities including David Lloyd leisure club. Locally, Adel is close to Weetwood, Alwoodley and Bramhope.

The home offers spacious accommodation and would very much appeal to the growing family. In brief, the ground floor comprises a spacious and modern reception hall, WC; generous lounge with French door access on to the east facing garden, a snug, utility and open plan kitchen diner which also leads out to the beautiful garden.

Externally, this generous plot offers a double garage/store to the front of the property which is detached. The private gardens are immaculately presented and give the owners the opportunity to follow the sun round from morning til sunset.

The upper floor accommodation provides 6 double bedrooms,

2 x house bathrooms and the primary bedroom also features an en suite bathroom.

Bedrooms 1-4 are all located on the first floor along with the house bathroom. The second floor provides two further double bedrooms with lots of natural light flooding through the velux windows and an additional house bathroom.

This home is immaculate throughout and is ideal for families looking to move with minimal post completion works.

REASONS TO BUY

- Beautiful family home
- 6 Bedrooms
- Spacious living
- Ample parking
- Excellent school catchment
- Open plan kitchen/ diner
- Separate utility
- 2,411 Sqft
- Double garage
- Well presented garden



- Double Garage
- Highly desirable location
- Substantial plot
- Former show home
- Open plan kitchen/diner
- Formal living room and snug

ENVIRONS

The property is situated within this prime residential location to the North of Leeds city centre, just a short distance to the outer ring road which provides direct access for Bradford, Harrogate and York and the motorway networks (M1, M62, A1). There are nearby amenities available on Otley Road including a Co-op and a Post Office, and Horsforth and Headingley are just a short drive away which offer a wide range of shops, bars and restaurants.

There is also a collection of good schools for all ages nearby and there is a regular bus service which operates on Otley Road within walking distance of the house. Leeds/Bradford airport is also a short drive away, along with Horsforth railway station. There are many recreational facilities in the area including a number of well-regarded golf courses and the open countryside of the Wharfe Valley is less than 15 minutes' drive.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.



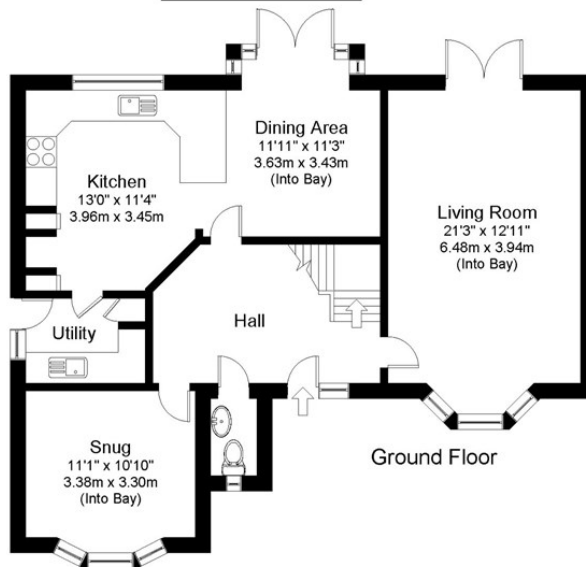
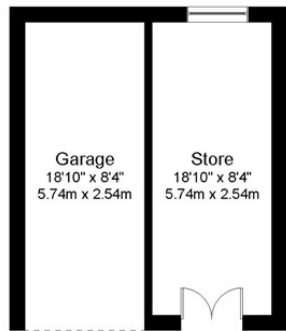
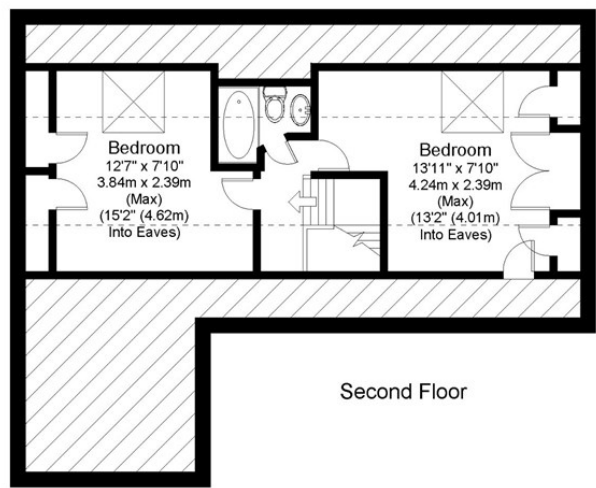
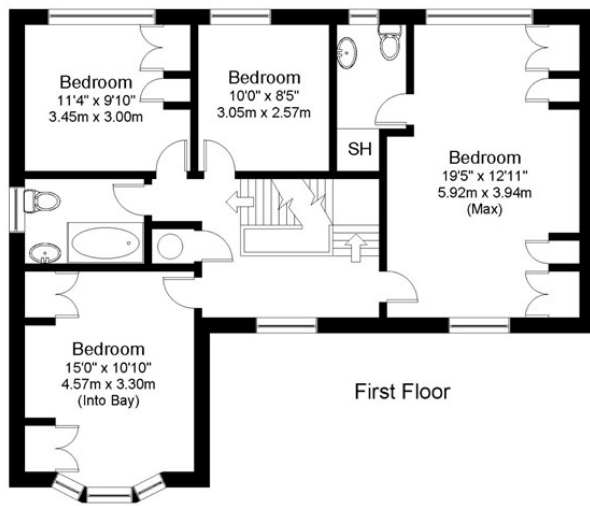




Additional Information

Local Authority - Leeds City Council
Council Tax - Band G
Viewings - By Appointment Only

Floor Area - 2411.00 sq ft
Tenure - Freehold



Gross internal floor area including eaves and garage (approx.): 224.0 sq m (2,411 sq ft)
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales <small>EU Directive 2002/91/EC</small>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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