



19 ADEL PASTURE

LEEDS, LS16 8HU

£725,000
FREEHOLD

Monroe is excited to present to you 19 Adel Pasture, a large semi-detached property situated at the end of a peaceful cul-de-sac in the heart of Adel. Designed over three floors this contemporary property is a sensational family home.

MONROE

SELLERS OF THE FINEST HOMES

19 ADEL PASTURE

- Family home • Four double bedrooms • Fabulous open plan kitchen-living-diner • Beautifully presented throughout • Impeccably designed bathrooms • Bi Folding doors • Large garden with patio • Integral garage • Peaceful cul-de-sac • Village location



Adel Pastures

Monroe is excited to present to you 19 Adel Pasture, a large semi-detached property situated at the end of a peaceful cul-de-sac in the heart of Adel. This highly sought-after area of Leeds is fantastically located near an abundance of amenities, top-rated schools and fabulous scenic walks. Designed over three floors this contemporary property is a sensational family home.

The ground floor of this generous property accommodates a lavish formal living room, WC and an extraordinary open plan kitchen-living-diner with an electrically operated sky light and benefitting from AEG integrated appliances, a gorgeous kitchen island and access to an immaculate utility and integral garage. The Bi-folding doors are truly something special, flooding the room with natural light they provide a seamless connection between the garden and home.

To the first floor of this bright spacious home there is a luxurious fully tiled house bathroom, and three out of the four gorgeous double bedrooms, two of which include impeccably designed ensuites. The principle bedroom has even been designed to incorporate a fantastic dressing area.

The second floor is home to a fourth bedroom, completed with a stunning house bathroom and also features, electrically operated velux windows.

As you make your way outside, the property enjoys a spacious driveway providing ample parking for multiple cars. To the rear you'll find an exemplary garden with spacious patio, ideal for alfresco dining with friends and family.

The property has a Premier Guarantee structural insurance and contaminated land insurance policy until 21.07.2033.

REASONS TO BUY

- Family home
- Four double bedrooms
- Fabulous open plan kitchen-living-diner
- Beautifully presented throughout
- Impeccably designed bathrooms
- Bi Folding doors
- Large garden with patio
- Integral garage
- Peaceful cul-de-sac
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ENVIRONS

Adel is one of the most sought-after and exclusive residential areas in North Leeds. It is ideally positioned for access to highly sought-after North Leeds amenities

and schools such as David Lloyd, GSAL, Moorlands School, various golf clubs, restaurants, and shops, all just a short drive away. The excellent transport links offered via the Ring Road A6120 provide direct access to Bradford, Harrogate, York, and the motorway networks (M1, M62, A1). Nearby amenities available on Otley Road include a Co-op and a Post Office, and Horsforth and Headingley are just a short drive away, offering a wide range of shops, bars, and restaurants.

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 exclusive selling agent-Monroe Estate Agents

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