



2 THE GABLES DUNSTARN LANE

LEEDS, LS16 8EN

£425,000
LEASEHOLD

Monroe is excited to present to you The Gables, a large ground floor apartment situated in the heart of Adel. The highly sought-after area of Leeds is fantastically located near an abundance of amenities, top-rated schools and fabulous scenic walks. Spanning over the ground floor this contemporary property is a sensational starter home or downsizer.

MONROE

SELLERS OF THE FINEST HOMES

2 THE GABLES DUNSTARN LANE

- Ground Floor Apartment • Two Double Bedrooms • Bespoke Design Kitchen • Beautifully presented throughout • Patio Doors • Large gardens • Ample parking • Peaceful setting • Village location • Stunning Bathrooms



The Gables

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This generous property accommodates a lavish formal living room, large bathroom and an extraordinary open plan kitchen-diner which benefits from integrated appliances and a kitchen island. The French doors from the modern and spacious living room leading out to the large shared garden flood the room with light bringing the outside in.

As you make your way outside The Gables, you will find a spacious parking area proving ample space for multiple cars. To the rear you'll find an exemplary shared garden. Ideal for relaxation and entertainment.

REASONS TO BUY

- Ground floor
- Two double bedrooms
- Fabulous open plan kitchen-diner
- Beautifully presented throughout
- Impeccably designed bathrooms
- Patio doors

- Large shared garden
- Peaceful surroundings
- Village location

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

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TENURE

We are advised that the property is leasehold, 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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ADDITIONAL INFORMATION

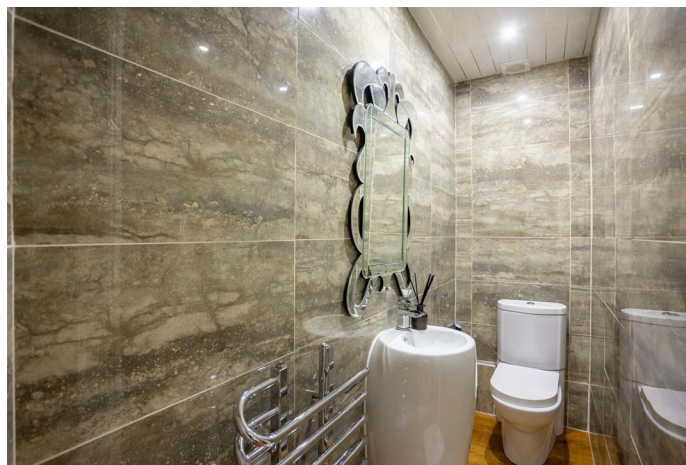
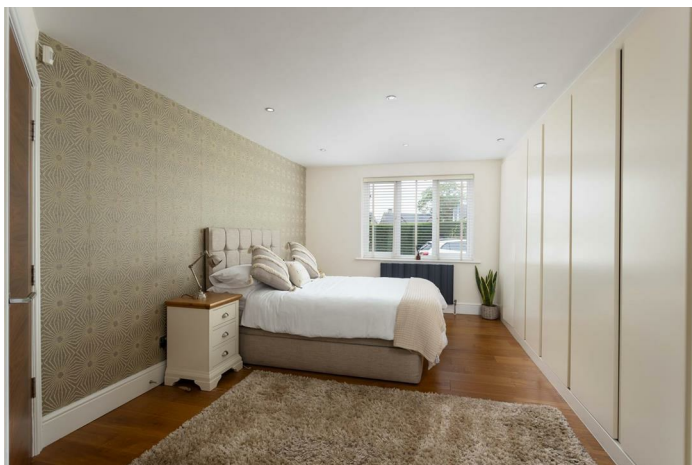
Local Authority – Leeds City Council

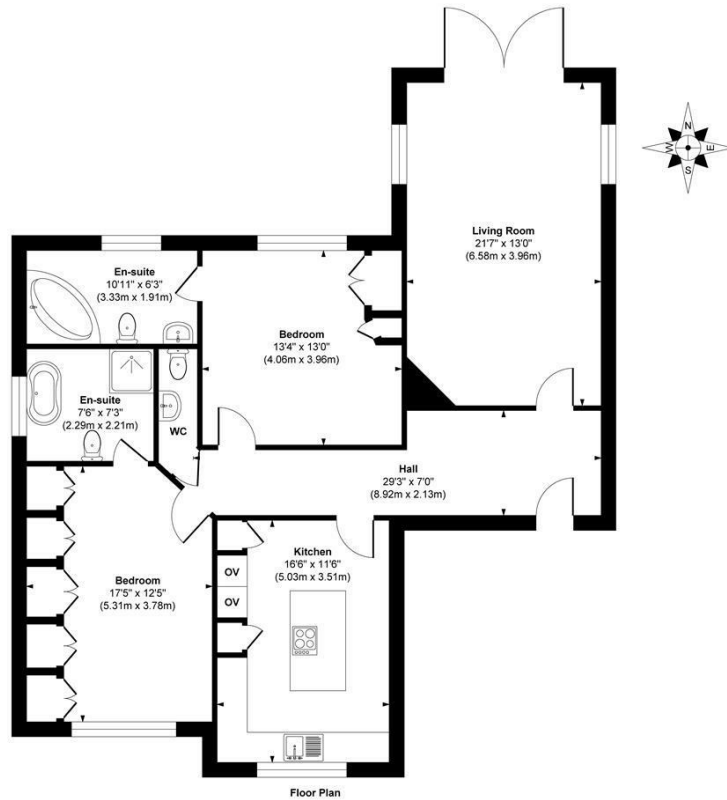
Council Tax – Band E

Viewings – By Appointment Only

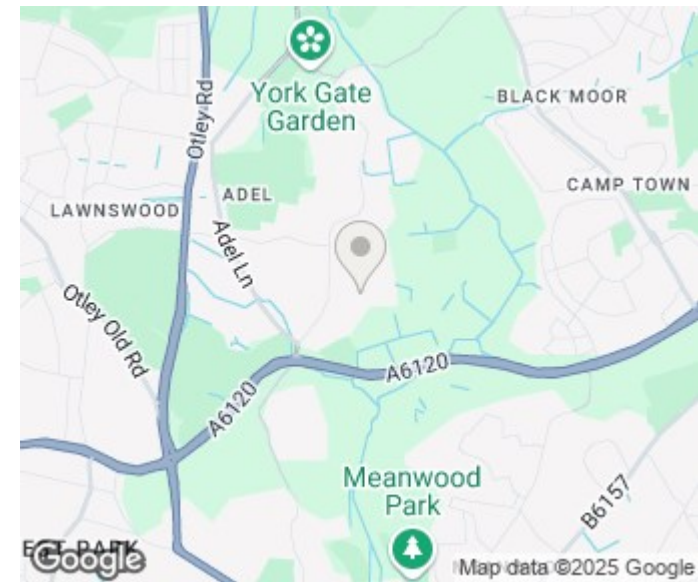
Floor Area – 1191.00 sq ft

Tenure – Leasehold





Approx. Gross Internal Floor Area 1191 sq. ft / 110.64 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(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	

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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