



21 ADEL PASTURE

LEEDS, LS16 8HU

£725,000
FREEHOLD

Monroe proudly presents Adel pasture, a spacious and stylish semi-detached home set over three floors, tucked away at the end of a quiet cul-de-sac in the heart of Adel. Offering contemporary design, generous living space, and an unbeatable location, this is an exceptional opportunity for families seeking comfort, quality, and convenience.

MONROE

SELLERS OF THE FINEST HOMES

21 ADEL PASTURE

- Modern and sleek family home
- Principal suite with dressing area.
- Fabulous open plan kitchen-living-diner
- Beautifully presented throughout
- Impeccably designed bathrooms
- Bi Folding doors
- Juliette balcony
- Large garden with patio
- Tucked away in a quiet cul-de-sac
- Prime Adel location, always in demand.



21 Adel Pastures

Monroe is delighted to present this exceptional four-bedroom semi-detached home, built in 2023 and tucked away at the end of a quiet cul-de-sac in the highly sought-after area of Adel. This prime location offers easy access to top-rated schools, beautiful scenic walks, and a wide range of local amenities, making it the ideal setting for families.

The property is set over three spacious floors, offering a modern and thoughtfully designed layout with high-quality finishes throughout. As you enter, you're welcomed by a generous hallway leading to a stylish formal living room, perfect for relaxing or entertaining. At the heart of the home is a stunning open-plan kitchen, dining, and living space, complete with AEG integrated appliances, a striking kitchen island, an electrically operated skylight, and access to a well-equipped utility room and integral garage. Bi-folding doors open onto the rear garden, bathing the space in natural light and creating a seamless connection between indoor and outdoor living.

Upstairs, you'll find three beautifully presented double bedrooms, two of which feature sleek, modern en-suites. The principal bedroom also benefits from its own dedicated dressing area. A fully tiled family bathroom completes this floor, offering both practicality and style.

The top floor adds further flexibility with a fourth double bedroom, an additional high-spec bathroom, and electrically operated Velux windows that enhance the light and airy feel of the space, ideal for guests, older children, or a home office.

Externally, the property offers a spacious driveway with parking for multiple vehicles. The rear garden is beautifully maintained, with a generous patio area that's perfect for alfresco dining, entertaining guests, or enjoying time with family.

Adel Pasture offers contemporary living in one of Leeds' most desirable neighbourhoods, a truly exceptional place to call home.

REASONS TO BUY

- Spacious family home
- Four generously sized double bedrooms
- Fabulous open plan kitchen-living-diner
- Beautifully presented throughout
- Impeccably designed bathrooms
- Bi Folding doors
- Large garden with patio
- Juliette Balcony
- Peaceful cul-de-sac
- Idyllic 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

TENURE

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

VIEWING ARRANGEMENTS

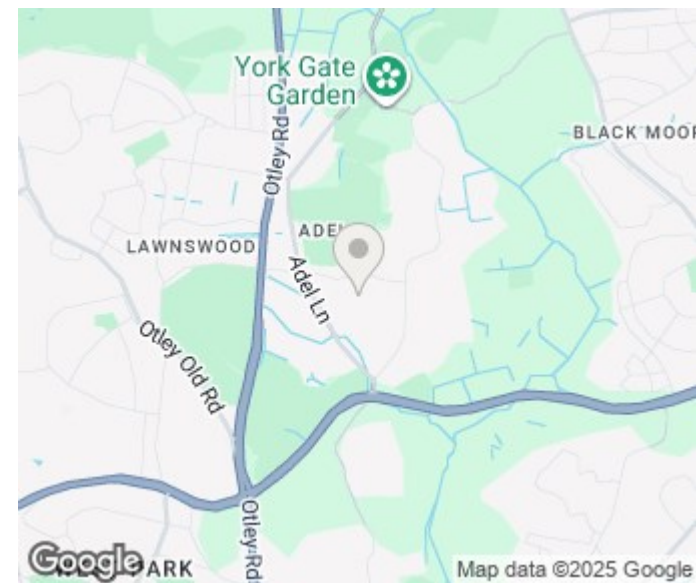
Strictly through the exclusive selling agent-Monroe Estate Agents

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Approx. Gross Internal Floor Area 2252 sq. ft / 209.21 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		92
(81-91) B	87	
(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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