



157 ADEL LANE
LEEDS, LS16 8BW

£2,250,000
FREEHOLD

This luxurious chain free six-bedroom detached home in Adel offers over 7,300 sq ft of beautifully renovated living space on a private 0.8-acre plot. With stunning open-plan interiors, a self-contained annexe, and exceptional outdoor features including a triple garage and south-facing garden, it's perfect for modern family living. A rare opportunity in a highly sought-after location.

M O N R O E

SELLERS OF THE FINEST HOMES

157 ADEL LANE

- Grand seven bedroom detached in prime Adel
- Set on 0.8 acres, 7300 sqft
- Fully renovated and substantially extended home
- Flooded with light via spiral staircase
- Open-plan kitchen diner with three patio doors
- Bespoke media wall and black-framed doors
- Granite worktops, gold hardware, large central island
- Two bedrooms with balconies and high ceilings
- Purpose-built annexe above garage with kitchen
- South-facing garden, gym, triple garage, treehouse



157 Adel Lane

Located in the heart of Adel, this exceptional six-bedroom detached home offers luxurious living in a highly sought-after setting. Set on 0.8 acres and extending to over 7,300 square feet, the home provides a perfect blend of space, privacy, and contemporary design. Fully renovated and extended, the property is beautifully presented throughout and filled with natural light.

A striking modern spiral staircase sets the tone in the expansive entrance hallway, where light pours in through floor-to-ceiling windows. The open-plan kitchen, living and dining area is truly the heart of the home, designed for entertaining and everyday family life. This space is framed by three sets of patio doors that span the full length of the room, offering a seamless connection to the outdoors. Black-framed feature doors add flexibility to zone off the space without compromising flow, while a bespoke media wall enhances the modern aesthetic.

The kitchen is equipped with a central island, granite worktops, gold hardware, integrated appliances and industrial-style lighting. There's space for informal family breakfasts as well as large-scale entertaining. Also on the ground floor is a formal living room featuring a statement marble and glass fireplace, arched doorways, and a second reception room which mirrors the first, offering versatility as a lounge, playroom or

formal dining area. A stylish guest bathroom completes the ground floor accommodation.

Upstairs, the primary bedroom enjoys peaceful views over the expansive garden through Juliet balcony doors. A purpose-built walk-in wardrobe provides excellent storage and the ensuite is finished to a high standard. Two further double bedrooms on this floor also benefit from balconies, high ceilings and an abundance of natural light. The family bathroom features a walk-in shower, double vanity and a freestanding bath. A further two double bedrooms, each with their own ensuite, complete the first floor.

Above the triple garage, a self-contained annexe offers a private double bedroom with ensuite and overhead shower, alongside an open-plan kitchen and living space fitted with Russell Hobbs appliances - an ideal setup for guests, extended family, or even an au pair.

The grounds are equally impressive, with a south-facing garden that includes a large lawn, bespoke treehouse, decked seating area and a purpose-built outdoor gym. A triple garage with electric doors and a driveway for up to six vehicles ensures practicality meets style.

This home offers a rare combination of scale, style and setting, perfect for modern family life in one of North Leeds' most desirable locations.

REASONS TO BUY

- Detached home in ideal Adel setting
- Set on 0.8 acres, 7300 sqft
- Primary suite with Juliet balcony and ensuite
- Lovingly renovated over 16 years
- Walk-in wardrobe and garden views included
- Modern kitchen with granite worktops
- South-facing garden
- Triple garage for privacy and storage
- Immaculately designed throughout

ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and Moorlands schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

SERVICES

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

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
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

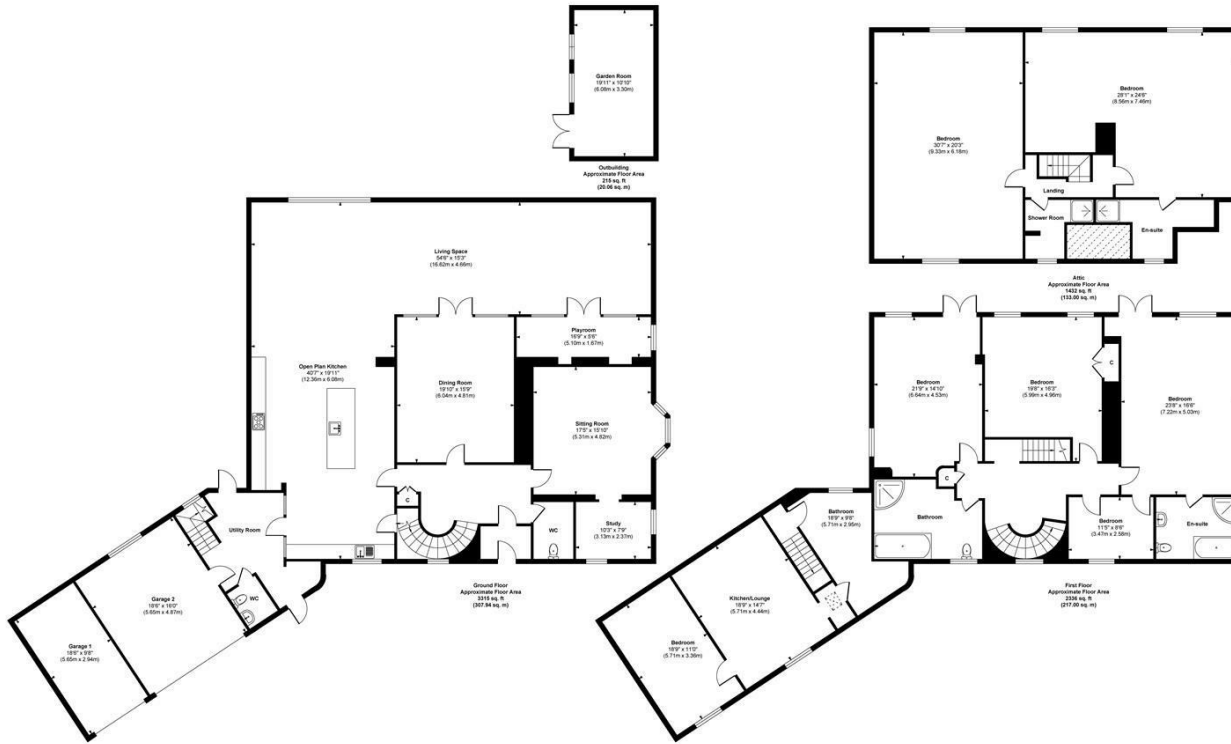
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 7298.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 7298 sq. ft / 678.00 sq. m (Including Outbuilding)

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		
(69-80) C	74	77
(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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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