



8 Otley Old Road, Leeds, LS16 6HD

This impressive, newly developed home in Adel, north Leeds is laid out across over 250sq m. It comprises three reception rooms, six bedrooms and three bathrooms across three floors.

With a spacious driveway for multiple vehicles, this house enters into a grand hallway which accesses the two parking areas, a guest WC and rear kitchen diner. This stunning space benefits from bifolding patio doors and velux windows, providing ample natural light and creating a homely, welcoming space. A reception area with a log burning stove is located alongside the dining area. The modern kitchen includes a breakfast bar and an island unit, plus a utility laundry room which accesses the side of the house.

The first floor contains the large master bedroom, complete with dressing area and ensuite shower room. Three additional double bedrooms and a house bathroom are also situated off the hallway landing. The second floor has two additional bedrooms, one of which is used as a study.

Otley Old Road is located just off Otley Road, with local supermarkets and schools within 0.2 miles.

■ **Two Log Burners**

■ **Six Bedrooms**

■ **Three Bathrooms**

■ **Three Reception Rooms**

■ **Private Driveway**

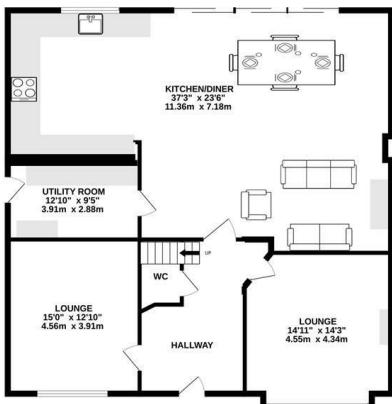
■ **250 Square Meters**

£750,000

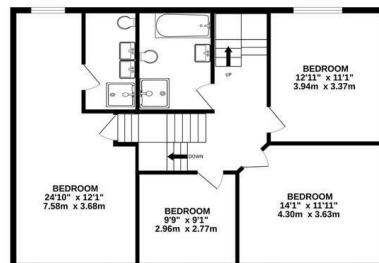
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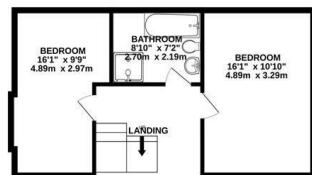
GROUND FLOOR
1392 sq.ft. (129.3 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



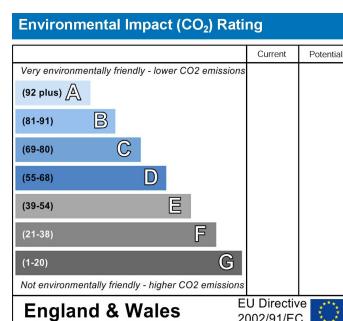
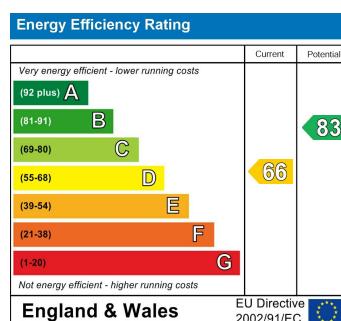
2ND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 2759 sq.ft. (256.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate only. Fletcher Properties Ltd. accept no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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