



6 EAST CAUSEWAY CLOSE, ADEL LS16 8LN

Asking price £385,000

FEATURES

- Highly Attractive 3 Bedroomed Mews House Located Within A Much Sought After Neighbourhood
- Spacious First Floor Sitting Room With A Sun Room Off Looking Over The Gardens
- Valuable Utility Room With Connecting Door To The Integral Garage
- EPC Rating C / Council Tax Band E / Tenure Freehold
- Smartly Appointed Kitchen Open To A Living & Dining Room
- Ground Floor Cloakroom WC, First Floor House Bathroom & En-Suite To Bedroom 1
- Neat Block Paved Parking To The Front & Fully Enclosed Landscaped Garden To The Rear
- An Internal Viewing Is Strongly Recommended To Fully Appreciate This Fine Home



Atractive 3 Bedroom Mews House Located In A Fantastic Neighbourhood

Situated in the heart of the sought after village of Adel, beautifully located within a quiet cul-de-sac with Adel woods on your doorstep, we are delighted to offer for sale this attractive and very well maintained 3 bedroomed town house. The attractive accommodation is complemented by good parking to the front, together with an integral garage for extra storage / parking. To the rear is a private fully enclosed garden offering a lovely array of plants, shrubs and trees around well positioned patio and decked areas. Internally, the house commences with a welcoming entrance hallway with a valuable downstairs cloaks wc off. A living / dining room with patio doors opening to the private rear garden adjoins a smart modern kitchen with an excellent range of units and built in appliances. A utility room off the kitchen has a door to the garden and the garage, and finally the ground floor is completed by a home office / guest bedroom. Moving up the first floor is an attractive and spacious sitting room with a feature exposed stone wall and patio sliding doors to a sun room that looks over the rear garden. There are two double bedrooms, both with extensive fitted wardrobes and with the principle bedroom also having a smart modern en-suite. Finally the house is completed by the modern house bathroom. We cannot emphasise enough the need to view this property internally to fully appreciate the accommodation, its size and its layout, together with its wonderful position in this attractive cul-de-sac.

The accommodation with GAS FIRED CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING and with approximate room sizes, comprises:

Entrance Hallway

Via a composite outer door to the front elevation, this welcoming hallway has the staircase to the first floor with a useful storage cupboard below and a central heating radiator.

Downstairs Cloaks WC

Fitted with a two piece suite comprising a wash hand basin and a low level wc. Tiled flooring and walls, central heating radiator and a window to the front elevation.

Living / Dining Room 14'1" x 10'5" (4.29m x 3.18m)

With an open aperture to the kitchen, this is the perfect room for day living and entertaining with family or friends. Patio doors to the enclosed rear garden and a central heating radiator.

Kitchen 10'10" x 8' (3.30m x 2.44m)

Smartly appointed with a good number of fitted wall and base units having worksurfaces over and a sink unit inset. The kitchen also includes a good range of fitted appliances including an integrated fridge-freezer and a dishwasher, together with a double oven and hob also included. Central heating radiator and a window to the rear.

Utility Room

With a good number of fitted units matching those in the kitchen, with one housing the central heating boiler (New In August 2023). Half glazed door and window to the rear and an internal door to the garage.

Home Office / Bedroom 3 10'5" x 7'5" (3.18m x 2.26m)

Central heating radiator and a window to the front elevation.

First Floor Landing

Useful storage cupboard and the access hatch to the loft.

Sitting Room 16'2" x 12'6" (4.93m x 3.81m)

A lovely reception room with a deep silled bay window to the front elevation, focal fireplace with a living flame gas fire inset and a central heating radiator.

Sun Room 9'2" x 8' (2.79m x 2.44m)

A lovely area to sit and look out over the rear garden.

Bedroom 1. 13'1" x 10'9" max (3.99m x 3.28m max)

With built in wardrobes and dressing table, a central heating radiator and a window to the front elevation.

En-Suite

Fitted with a modern three piece suite comprising a shower cubicle with glazed doors, a wash hand basin to a vanity unit and a low level wc. Complemented by tiled flooring and walls, a central heated towel rail and a window to the front elevation.

Bedroom 2. 10'11" x 9'9" (3.33m x 2.97m)

With built in wardrobes, a central heating radiator and a window looking over the rear garden.

Bathroom

With a wash hand basin and wc to a vanity unit, together with a panelled bath having tiled splash backs surrounding. Central heated towel rail and a window to the rear elevation.

Outside

The front is neatly block paved providing private off road parking. An integral garage with an up and over electronic door to the front measures 16'2" x 9'2" and has a connecting door to the house. Moving around to the rear is a lovely mature garden, fully enclosed and very private. Immediately as you step out from the house to the rear is a neat paved patio with low walling. A nicely stocked terrace offers a superb selection of shrubs and bushes and finally there is a decked corner patio with built in seating.



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Tenure, Services And Parking

Tenure: Freehold

All Mains Services Connected

Parking: Driveway & Garage

Internet and Mobile Coverage

Independently checked information via Ofcom shows that Ultrafast Broadband up to 1000 Mbps download speed is available to this property. Mobile Phone coverage is available to three of the four main carriers being Vodafone, O2 & Three. For further information please refer to: <https://checker.ofcom.org.uk>

Council Tax Leeds

Leeds City Council Tax Band E. For further details on Leeds Council Tax Charges please visit www.leeds.gov.uk or telephone them on 0113 2224404.

Viewing Arrangements

We would be delighted to arrange a viewing for you on this property. To view, please contact Shankland Barraclough Estate Agents on (01943) 889010, e-mail us info@shanklandbarraclough.co.uk or call in to our office at 26 Kirkgate, Otley LS21 3HJ.

Opening Hours

Monday to Friday 9am - 5.30pm

Saturdays 9am - 4pm

Mortgage Advice

We are delighted to offer Whole of Market Mortgage advice through our relationship with T&C Independent Mortgage Advisors. To make an appointment please ring 01943 889010 and we will arrange for our advisor to help you source the most suitable mortgage for your circumstances.

The Initial consultation is free of charge and totally without obligation. A fee may then be payable if you choose to use their services.



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Offer Acceptance & AML Regulations

Money Laundering, Terrorist Financing & Transfer of Funds Regulations 2017. To enable us to comply with the expanded Money Laundering Regulations we are required to obtain proof of how the property purchase is to be financed as well as identification from all prospective buyers. Buyers are asked to please assist with this so that there is no delay in agreeing a sale. The cost payable by the successful buyer(s) for this is £20 (inclusive of VAT) per named buyer and is paid to the firm that administers the money laundering ID checks, Movebutler. Please note the property will not be marked as sold subject to contract until appropriate identification has been provided and all AML checks are completed.

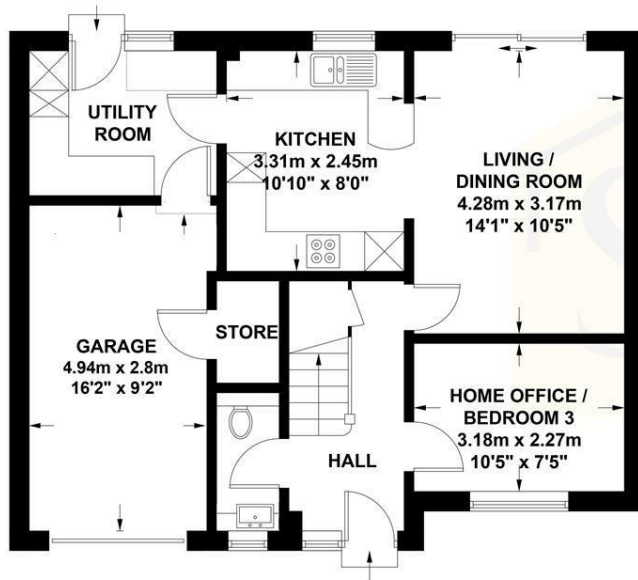
Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.



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This plan is for guidance only. It is not to scale and all measurements are approximate.
Fixtures and fittings are for illustrative purposes. © SB Estate Agents 2024.



GROUND FLOOR

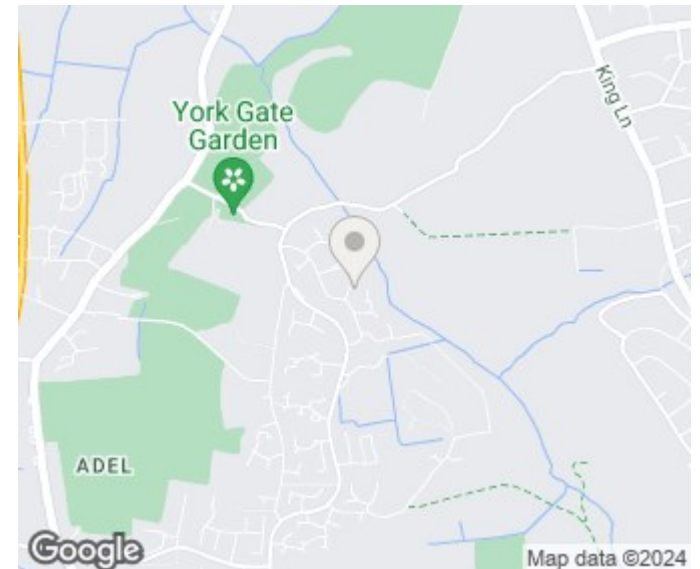


FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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 are advised to recheck the measurements.



T: Call us on 01943 889010
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