



**Mulberry Rise, Leeds LS16 8LJ**

**welcome to**

**Mulberry Rise, Leeds**

Nestled in a serene Adel cul-de-sac, this immaculate detached bungalow features two spacious reception rooms, a breakfast kitchen, three double bedrooms, a luxury shower room, and an ensuite. The property boasts landscaped front and rear gardens, plus a garage and driveway.



## Mulberry Rise

Nestled in a peaceful cul-de-sac in the highly sought-after area of Adel, North Leeds, this immaculately presented detached bungalow offers a blend of comfort and elegance. The property features two spacious reception rooms perfect for relaxation and entertaining, a well-appointed breakfast kitchen, and three generously sized double bedrooms. The luxurious shower room and ensuite wc ensure convenience and style. Outside, beautifully maintained gardens to the front and rear provide serene outdoor spaces, complemented by a garage and driveway for ample parking. This exceptional bungalow is a rare find in a prime location.

Adel, located in North Leeds, is a highly desirable residential area known for its picturesque surroundings and vibrant community atmosphere. Characterized by its leafy streets and an abundance of green spaces, Adel offers a tranquil retreat while still being conveniently close to the city centre of Leeds.

The area boasts excellent amenities, including local shops, cafes, and restaurants, providing residents with a variety of options for dining and leisure. Adel is home to several reputable schools, making it a popular choice for families.

The nearby Golden Acre Park and Adel Woods offer residents ample opportunities for outdoor activities, from leisurely walks to more adventurous pursuits.

With excellent transport links, Adel provides easy access to Leeds city centre and surrounding areas, making it a convenient location for commuters.

## Entrance Hall

12' 11" x 7' 11" ( 3.94m x 2.41m )

The door opens in to the entrance hall which has been used as a dining room due to its fantastic size.

## Lounge

18' 3" x 11' 3" ( 5.56m x 3.43m )

This bright and airy lounge is a perfect blend of comfort and style. The large bay window allows natural light to flood the space.

## Kitchen

A modern, sleek and stylish kitchen which is fitted with a range of wall and base units with complimentary work surfaces over which incorporates a sink unit with mixer tap. Split level cooking comprises; integrated eye level electric oven, induction hob with cooker hood above. Integrated microwave, fridge freezer, dishwasher and washing machine. Windows to the front and rear elevation

## Bedroom One

12' 8" x 11' 5" ( 3.86m x 3.48m )

A double bedroom with window to the front elevation.

## En-Suite Wc

Fitted with a vanity wash hand basin and low flush wc. Fully tiled walls and a chrome ladder style radiator.

## Bedroom Two

11' x 9' 2" ( 3.35m x 2.79m )

A second double bedroom with windows to the rear and side elevations

## Bedroom Three

9' 9" x 11' ( 2.97m x 3.35m )

The third double bedroom has a window to the front elevation.

## Shower Room

Fitted with a walk in shower cubicle, vanity wash hand basin and low flush wc. Chrome ladder style radiator.

## Externally

### To The Front

At the front of the property there is a gated driveway providing ample off street parking with an artificial lawn to the side

### To The Rear

At the rear of the property there is an artificial lawn with paved patio area.



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## Mulberry Rise, Leeds

- Guide Price - £450,000 - £475,000
- Immaculately presented Detached Bungalow
- Three Double Bedrooms
- Front & Rear Gardens
- Driveway & Garage

Tenure: Freehold EPC Rating: C

guide price

**£450,000**



Please note the marker reflects the postcode not the actual property

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