



New Adel Gardens, Leeds LS16 6BD

welcome to

New Adel Gardens, Leeds

Internal viewing is highly recommended to appreciate the accommodation on offer with this semi-detached three bedroom Dormer bungalow. While the home could benefit from some modernisation, it boasts a bright, spacious interior, a large driveway, detached garage and generous mature gardens.



New Adel Gardens

Tucked away in a quiet haven at the end of a cul de sac in this highly desirable and friendly neighbourhood, and with lovely gardens to the front and rear, this bright and spacious 3-bedroom Dormer bungalow is bursting with potential for buyers to put their stamp on this characterful home. With great scope to extend and modernise, this charming property sits on a substantial plot in New Adel Gardens in one of Leeds' most desirable residential areas and just a stone's throw away from shops, a post office, restaurants and cafés, as well as a bus route direct to the city centre. The home briefly comprises: entrance hallway, spacious lounge open to the dining room, fitted kitchen, double bedroom, bathroom and wc all to the ground floor. The first floor offers a further double bedroom and a single along with an additional wc and eaves storage. The property benefits from a gated driveway leading to the detached garage offering ample off street parking and storage. There are mature and well stocked gardens to both front and rear providing a tranquil retreat in the warmer months with a paved area for outdoor entertaining. This home is sure to appeal to a wide variety of buyers.

Ground Floor

Entrance Hallway

Door to the side opening into a welcoming hallway with doors off to;

Lounge

15' 4" x 12' 9" (4.67m x 3.89m)

A spacious open plan lounge with neutral decor, capped gas fire place, radiator and large bay window to the front. There is an open arch leading through to the;

Dining Room

11' 2" x 11' 3" max (3.40m x 3.43m max)

Neutral decor, radiator and window to the side. A staircase rises to the first floor

Kitchen

The spacious fitted kitchen offers a range of wall and base units with laminate worktops over and tiled splash backs, stainless steel sink with mixer tap. Double oven, induction hob, space for under counter fridge and freezer and plumbing for washing machine.

Laminate flooring, radiator, window and door to the side.

Bedroom One

10' 5" x 12' 5" (3.17m x 3.78m)

A good sized double bedroom to the ground floor with radiator and window to the rear

Bathroom

The bathroom comprises; bath with shower over, wash basin, vinyl flooring, radiator and window to the side.

Separate Wc

Low flush wc, wash basin, vinyl flooring and window to the rear

First Floor

Bedroom Two

12' 11" max x 9' 1" max (3.94m max x 2.77m max)

A second double bedroom with integrated wardrobe and skylight window

Bedroom Three

7' 1" max x 9' 1" (2.16m max x 2.77m)

A single bedroom with skylight window

Additional Wc

Low flush wc, wash basin, vinyl flooring and skylight window

Outside

The property benefits from a gated resin driveway leading to a detached garage providing ample off street parking and storage.

There is an attractive front garden with well established shrubs and flower borders.

To the rear there is an extensive and highly secluded garden with mature borders, garden laid to lawn, and paved area an ideal space for relaxing.



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welcome to

New Adel Gardens, Leeds

- Three Bed Dormer Bungalow
- Gated Driveway & Garage
- Generous Enclosed Rear Garden
- Sought After Adel Location
- Quiet Cul-de-sac

Tenure: Freehold EPC Rating: E

£345,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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