



**Chestnut Way, Leeds LS16 7TN**

**welcome to**

**Chestnut Way, Leeds**

Offered with no onward chain, this beautifully presented three-bedroom detached home is ready to move into and ideally located in the sought-after residential area of Adel. Benefits include a private driveway, an integral garage, and a fully enclosed rear garden with a stylish decked area.





## **Chestnut Way**

Chestnut Way is located in a highly desirable part of Adel, offering easy access to local amenities, excellent transport links, and well-regarded schools. This well-maintained three-bedroom detached home is offered with no onward chain and is sure to appeal to a wide range of buyers.

The ready-to-move-into accommodation briefly comprises: a welcoming entrance hallway, a convenient downstairs cloakroom, a spacious lounge, dining room, a bright conservatory, fitted kitchen, and a practical utility room on the ground floor. Upstairs, the property offers three generously sized bedrooms, including a master with an ensuite shower room, along with a good sized family bathroom.

Externally, the home benefits from a block-paved driveway providing off-street parking, an integral garage, and a fully enclosed rear garden that has been thoughtfully decked—perfect for outdoor entertaining or relaxing.

Internal viewing is highly recommended to fully appreciate the quality and space this home has to offer.

## **Ground Floor** **Entrance Hallway**

The front door opens into a welcoming hallway, featuring stairs to the first floor and two handy built-in storage cupboards—perfect for keeping everyday essentials neatly tucked away.

## **Downstairs Cloakroom**

A practical addition to any busy family home, this space includes a low flush WC, a wash basin, a radiator, and a front-facing window that brings in natural light.

## **Lounge**

14' 8" x 10' 4" ( 4.47m x 3.15m )

A bright and neutrally decorated living space, featuring an electric fireplace with an elegant surround, a radiator for comfort, and a front-facing window that fills the room with natural light. An open archway seamlessly connects to the dining room, enhancing the flow of the space

## **Dining Room**

10' 4" x 8' 9" ( 3.15m x 2.67m )

Flowing seamlessly from the lounge, the dining area continues the same neutral decor and features a radiator for comfort. Double glass doors open into the conservatory, allowing natural light to flood the space and creating a lovely indoor-outdoor connection.

## **Conservatory**

18' 1" x 9' 6" ( 5.51m x 2.90m )

A spacious conservatory at the rear of the property, featuring tiled flooring with underfloor heating and large glass windows on three sides that flood the space with natural light. A door provides direct access to the garden, making it an ideal spot for relaxing or entertaining year-round.

## **Kitchen**

13' 9" x 8' 10" ( 4.19m x 2.69m )

The well-proportioned kitchen is fitted with a range of wall and base units, complemented by stylish work surfaces and tiled splashbacks. It features a ceramic sink with mixer tap, an electric hob, and a built-in electric oven. There's also space for a fridge freezer and dishwasher. Additional highlights include vinyl flooring, a radiator, a window overlooking the conservatory, and a door leading through to the utility room.

## **Utility Room**

8' 8" x 5' 11" ( 2.64m x 1.80m )

The utility room is fitted with base units and includes a cupboard housing the boiler (installed approximately 3 years ago). There's plumbing for a washing machine, practical laminate flooring, a window and door providing access to the rear garden, and an internal door leading through to the integral garage.

## **First Floor** **Landing**

Stairs from the ground floor, useful cupboard and loft hatch

## **Bedroom One**

10' 7" x 10' 6" + recess ( 3.23m x 3.20m + recess )

A spacious double bedroom, tastefully decorated in neutral tones, featuring built-in wardrobes for convenient storage, a radiator for comfort, and a front-facing window that allows plenty of natural light. This room also benefits from direct access to a private ensuite shower room.

## **Ensuite**

The ensuite shower room comprises; step in shower cubicle with glass screen, vanity unit wash basin, low flush wc, part tiled walls, radiator and window to the front.

## **Bedroom Two**

11' max + recess x 10' 6" ( 3.35m max + recess x 3.20m )

A second double bedroom with radiator and window to the rear.

## **Bedroom Three**

9' x 8' ( 2.74m x 2.44m )

A good sized third bedroom with radiator and window to the rear.

## **Bathroom**

The house bathroom comprises; Bath with shower over, wash basin, low flush wc, radiator, vinyl flooring and window to the side.

## **Integral Garage**

Accessed via an internal door in the utility room and also up and over garage door to the front.

## **Outside**

To the front, the property features a block-paved driveway providing convenient off-street parking for two cars. A neatly maintained lawn and mature hedging enhance the kerb appeal, creating a welcoming first impression.

The enclosed rear garden is fully decked, bordered by mature hedges and fencing for added privacy. A small paved patio area offers an ideal spot for outdoor seating or entertaining, and there is gated access from the front of the property for added convenience.

welcome to

## Chestnut Way, Leeds

- Offered with NO CHAIN
- Three Bedroom Detached Home
- Popular Adel Location
- Large Conservatory to Rear
- Driveway & Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£400,000**



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