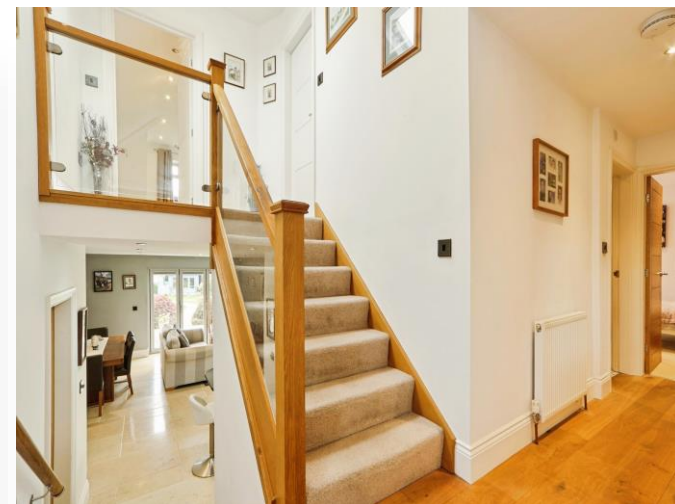




The Drive, Adel Leeds LS16 6BQ

welcome to

The Drive, Adel Leeds

A ready-to-move-into home in a sought-after Adel location, featuring four spacious bedrooms, three ensuites, and a stylish house bathroom. Highlights include a block-paved driveway, a generous rear garden, a utility room, and a bright lounge with bi-folding doors opening onto the garden.



The Drive

A unique and beautifully presented home offering deceptively spacious accommodation arranged over four floors. Ready to move into, this property boasts generous living space and a versatile layout, briefly comprising: entrance hallway, open-plan lounge/diner leading into a modern kitchen, a useful utility room, four well-proportioned bedrooms — three of which benefit from ensuite facilities — and a stylish house bathroom.

Externally, the property features a block-paved driveway providing ample off-street parking, an attractive front garden laid to lawn with mature borders, and a standout rear garden — extensive and well-maintained, mainly laid to lawn with decked seating areas, a BBQ space, and mature planting offering privacy and charm.

Situated in a highly sought-after residential area of Adel, the home is ideally placed for access to local amenities, excellent transport links, and reputable schools. Internal viewing is highly recommended to fully appreciate the space and quality on offer.

Entrance Hallway Lounge / Dining Room

13' 10" + recess x 12' 6" + recess (4.22m + recess x 3.81m + recess)

A charming and spacious reception room offering ample space for both living and dining. This inviting space features a coal-effect log burner, stylish tiled flooring with underfloor heating, and bifold doors that open out to the stunning rear garden. The room flows seamlessly into the modern kitchen, creating a bright and sociable open-plan layout.

Kitchen

28' 2" x 21' 5" (8.59m x 6.53m)

A modern and stylish kitchen featuring a sleek range of wall and base units topped with luxurious granite work surfaces, bar stool seating. The design includes an inset sink with mixer tap, a gas hob, and integrated appliances such as an electric oven, dishwasher, and fridge freezer. Attractive tiled splashbacks, under-counter lighting, and plinth lighting add a contemporary and practical finish.

Utility Room

10' 9" x 4' 4" (3.28m x 1.32m)

A useful space with space for washing machine and tumble dryer, base units with laminate tops and tiled flooring.

Bedroom One

13' 2" + recess x 11' 1" to robes (4.01m + recess x 3.38m to robes)

A generously sized double bedroom featuring integrated wardrobes for convenient storage, a radiator, and a Juliet balcony overlooking the rear garden. The room also benefits from direct access to a private ensuite, adding comfort and practicality.

Ensuite

A contemporary ensuite comprising a walk-in shower, wash basin, and low-flush WC. Additional features include built-in storage cupboards, a heated towel rail, and stylish tiled flooring for a sleek and practical finish.

Bedroom Two

A second double bedroom with skylight window and radiator, access to ensuite.

Ensuite

The ensuite comprises; bath, low flush wc, wash basin, tiled flooring, heated towel rail, skylight and tiled flooring.

Bedroom Three

12' 9" x 7' 7" + recess (3.89m x 2.31m + recess)

A spacious bedroom with integrated wardrobes, radiator and window to the rear with views over the garden

Ensuite

The ensuite comprises; shower, wash basin, low flush wc, heated towel rail, tiled flooring and extractor.

Bedroom Four

14' 5" x 9' 1" (4.39m x 2.77m)

A fourth good sized bedroom with radiator and window to the front

Bathroom

The house bathroom comprises; shower, low flush wc, wash basin, heated towel rail and tiled flooring

Outside

To the front of the property, an extensive block-paved driveway offers ample off-street parking. The well-maintained front garden is laid to lawn and complemented by raised flower beds and neatly trimmed hedge borders on both sides, giving the home excellent kerb appeal.

One of the standout features of this property is the extensive and beautifully maintained rear garden. Mainly laid to lawn, it boasts a charming gravel pathway that winds through, with mature trees and hedge-lined borders offering excellent privacy. Toward the rear, you'll find a summer house, garden shed, and greenhouse. Along with gravelled areas adorned with mature shrubs and colourful flower beds. A decked seating area provides the perfect spot to relax or entertain, complete with a dedicated BBQ space.



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welcome to

The Drive, Adel Leeds

- Stunningly Presented throughout
- Highly Sought After Street
- Extensive Rear Garden
- 4 Double Bedrooms
- Open Plan Kitchen/Dining/Living Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D



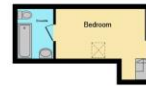
Lower Ground Floor



Ground Floor



First Floor



Second Floor



Outbuilding

£650,000

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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Property Ref:
HFT107328 - 0002

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