



Stoneacre
Properties



Adel Park Gardens

Leeds, LS16 8BN

£620,000



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Entrance

Entering the property you are welcomed in to the spacious entrance hallway which offers access to the w/c as well as to the lounge via double doors and through to the kitchen/diner.

Lounge

The spacious formal lounge boasts an abundance of space for seating, and dual aspect windows flood the room with natural light, the room further features a fireplace and double doors lead seamlessly into the kitchen/diner making it an ideal space for hosting.

Kitchen/Diner

Large kitchen/diner is made of grey handleless wall and base units and offers plenty of storage space as well as an integrated oven, gas hob with extractor above, space for dishwasher, space for American style fridge/freezer and breakfast bar seating. To the far end of the kitchen is a space for a formal dining table, or alternatively a seating area with the option of putting the dining table in the sunroom. Side door from the kitchen leads out to the garden.

Sunroom

Accessed via the kitchen/diner this bright and airy sunroom offers a further reception space with great versatility. The sunroom boasts a solid and insulated roof and French doors lead out to the decking and on to the wider garden.

Utility Room

Accessed off the kitchen and offers space for washing machine and dryer.

TV/Games Room

A third reception room makes a great games room, TV room or playroom.

w/c

Comprising toilet and sink.

Bedroom 1

Double bedroom with fitted wardrobes and en-suite bathroom.

En-suite

Comprising shower, toilet and sink.

Bedroom 2

Second double bedroom, this one overlooking the rear garden. Complete with en-suite bathroom.

En-suite 2

Comprising shower, toilet and sink.

Bedroom 3

Third double bedroom laid to carpet.

Bedroom 4

Fourth bedroom also ideal as a home office space.

Bathroom

Main house bathroom comprising corner bath, shower, toilet and sink.

Loft

Spacious and versatile loft space which is fully boarded complete with Velux window offering great potential.

Garage

Situated to the side of the property, with a manual up

and over front door and a rear door offering access from the garden. A great extra storage space.

External

To the front of the property is a spacious and well presented front garden and running parallel to this is the driveway that can hold multiple cars and leads up to the garage. To the rear is a spacious garden, very private, that is primarily laid to lawn making it ideal for families. The garden also boasts a patio seating area and a decked area both of which capture the sun throughout the day.



Road Map



Hybrid Map



Terrain Map



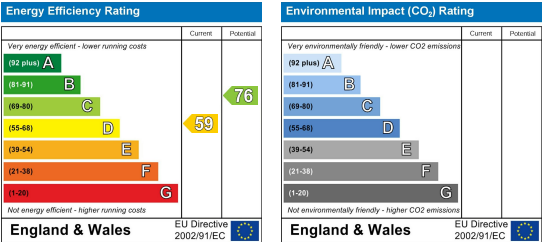
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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