



**dp** David  
Phillip

8 Beech Walk, Adel, Leeds, LS16 8NY  
£775,000

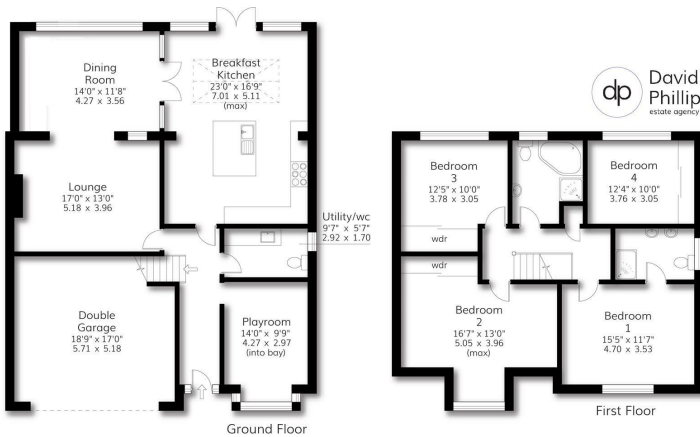




An excellent opportunity to acquire a beautifully presented and extended detached family home which enjoys a superb setting towards the end of a small, secluded cul-de-sac, located in one of North Leeds most sought-after residential areas. The inviting reception hall has a combined guest cloaks/WC and utility room. The spacious lounge with a living flame log effect electric fire is open to the dining room with interconnecting double doors off the kitchen. The living family kitchen is an absolute stunning feature with integrated luxury appliances, a centre island, quartz working surfaces and double patio doors with side windows overlooking and open to the delightful private enclosed rear garden, lawned with a patio area. The playroom/snug could even be used as a home office, useful for those who choose to work from home. The landing with a recessed airing cupboard leads to all four decent sized bedrooms, three with built in wardrobes served by a luxury house bathroom with a shower cubicle as well as a bath. There is an equally luxury four-piece ensuite to bedroom one. The accommodation is offered with a gas-fired heating system, and the windows are UPVC sealed double glazed. The integral double garage currently used as a gym is approached by a generous double width block paved drive.

Adel is considered as one of North Leeds most sought-after residential areas, close to the Outer Ring Road, approximately 5 miles from the city centre and yet only minutes driving distance from spectacular Yorkshire countryside. Local amenities include a variety of shops including a Co-op with a post office facility, restaurants, outstanding schools for all age groups, leisure facilities including Cookridge Hall Gym and Health Spa with its state-of-the-art fitness centre and golf course with 18 holes. Adel is home to Headingley Golf Club, the oldest in Leeds. The Outer Ring Road provides access to Leeds, Bradford, York, Harrogate and the national motorway network (M1/A1/M62) near to Wetherby makes areas further afield more accessible by road. Adel has good vehicular access to the cosmopolitan amenities of Headingley which has a railway station with regular links to Leeds, Harrogate, York and beyond. The Leeds Bradford International Airport at Yeadon is only approximately 10 minutes away by car. Other recreational facilities nearby include 130 acres of gardens and woodland at Golden Acre Park, Otley Chevin Park and the Yorkshire Dales beyond.

Leeds-5 miles, Bradford-10 miles, Harrogate-12 miles, Motorways-12 miles (Approx.).



Approx Gross Floor Area = 2355.5 Sq. Feet  
= 218.8 Sq. Metres  
For illustrative purposes only. Not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	7



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements