

Otley Road  
Adel  
Leeds  
LS16 8DL  
**Asking Price: £420,000**

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**0113 246 4860**

5/6 St Chad's Parade, Otley Road,  
Far Headingley, Leeds. LS16 5JH

[info@dwell-leeds.com](mailto:info@dwell-leeds.com)  
[www.dwell-leeds.com](http://www.dwell-leeds.com)

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# Property Details

- Sought-after location
- Spacious 4 bedroom semi detached
- Popular primary and secondary schools close by
- Garage and driveway parking
- Gardens to front and rear
- Recently redecorated and presented in modern colours throughout
- Convenient location for commuting to the city centre and for access to the motorway network
- Gas central heating and double glazed windows
- Range of amenities close by
- Ideal family home

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## Summary

This lovely 4 bedroom semi detached family home is positioned in a sought-after location in Adel, approximately 5 miles north from the city centre. Close by are a number of popular primary and secondary schools including Adel Primary, Ralph Thoresby, and Lawnswood, a range of local amenities, convenient road links, and a number of sports clubs. Also within a short distance is the beautiful Golden Acre Park which is perfect for a quiet walk during any season.

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## LOCATION

Conveniently positioned on Otley Road, the property offers an easy commute to Leeds city centre, Headingley, the Ring Road and motorway network, as well as Leeds Bradford Airport. Adel is a very well regarded residential area in north Leeds that is known to be ideally suited for families of all sizes.

## COMPRIMISES

Arranged in a typical fashion for a semi detached home briefly as follows.

Entrance hall

Newly carpeted floor leading to.

Lounge

A spacious and comfortable living space with bay window and walnut laminate flooring.

Dining Room

Another generously proportioned room ideal for spending time with loved ones and with plenty of space for all the family.

Conservatory

French double doors provide access to a timber decking area overlooking the rear garden.

Kitchen

White painted wooden kitchen units, laminated worktops and a bay window. An external door provides convenient access to the driveway

parking area.

Stairs and landing lead to

Bedroom

A spacious and bright double bedroom to the front elevation has laminate flooring and a full length of recessed wardrobe space.

Bedroom

A single bedroom also to the front elevation overlooking the garden.

Shower room

Modern suite and fittings and fixtures including an oversized shower enclosure with gas-fired shower.

Bedroom

Large double bedroom overlooking the rear garden with a range of recessed wardrobe space and fitted desk. Laminate flooring.

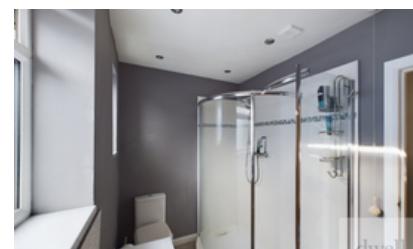
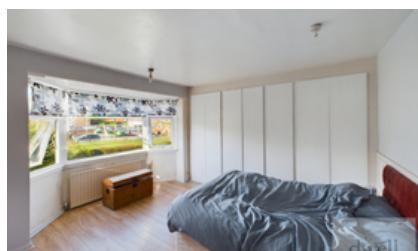
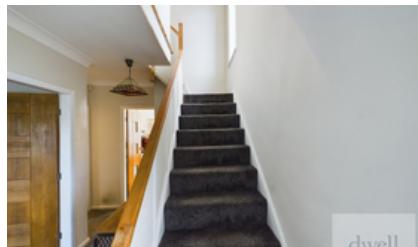
Bedroom

A versatile room with rear aspect which could equally be used as a home office, dressing room, or child's bedroom.

External

A shared access point from Otley Road leads to a private driveway which comfortably has room for 2 cars. The front garden is lawned with established trees and shrubs and a laurel hedge bordering next door. The rear garden consists of a lawned rear garden and a raised timber decking area which can be accessed from the conservatory. There is also a detached single garage which is ideal for storage and tinkering in.

## Gallery



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## Floor Plans

Total floor area 126 square meters

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**Agent Notes:** Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements

Energy Rating

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