



Eddison Walk,  
Adel, LS16 8DA

£365,000

Energy Rating - D

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# Eddison Walk, Adel, Leeds, LS16 8DA

**THREE DOUBLE BEDROOMS - DETACHED PROPERTY - THREE BATHROOMS - GREAT FAMILY HOME - COURT YARD - CUL-DE-SAC LOCATION - INTEGRAL GARAGE - DRIVEWAY - THREE RECEPTION ROOMS - GARDENS FRONT AND REAR**

This spacious detached house is an ideal opportunity for growing families. Situated in Adel, the property is superbly located for Adel Church, Adel Woods, good and outstanding schools, local shops and other useful amenities close by. The property is set in landscaped gardens with an inner central courtyard garden, there is also a substantial driveway and an integral garage externally. Internally, it briefly comprises; entrance hall, lounge dining room, kitchen breakfast room, utility room, office/ playroom, bedroom three and shower room on the ground floor. On the first floor there are two double ensuite bedrooms and landing. Energy Rating - D



## ENTRANCE HALL

5.03m (16' 6") (MAX) - 3.15m (10' 4") (MAX)

Built in cupboard, stairs to the upper level. Radiator.

## LOUNGE DINING ROOM

11.15m (36' 7") (MAX) - 3.66m (12' 0") (MAX)

## LOUNGE

Two sets of sliding doors to court yard, open plan to dining room, electric fire place, wall lights and radiator.

## DINING ROOM

Open plan to lounge, wall lights and radiator.

## KITCHEN BREAKFAST ROOM

5.44m (17' 10") (MAX) - 2.74m (9' 0") (MAX)

Sliding doors to rear garden, breakfast bar, fan oven, gas hob with extractor over, tiled splash back and a range of wall and base units.

## OFFICE\PLAY ROOM

5.28m (17' 4") (MAX) - 3.43m (11' 3") (MAX)

Built in desk. Radiator.

## UTILITY ROOM

2.59m (8' 6") - 1.75m (5' 9")

Stainless steel sink, boiler and a range of wall and base units.

## BEDROOM THREE

3.45m (11' 4") (MAX) - 2.44m (8' 0") (MAX)

Window with views onto the court yard. Radiator.

## SHOWER ROOM

1.52m (5' 0") (MAX) - 1.45m (4' 9") (MAX)

Shower with curtain, wash hand basin and w/c. Radiator.

## LANDING

3.71m (12' 2") - 1.68m (5' 6")

Wall lights, stairs to lower level. Radiator.

## MASTER BEDROOM

6.20m (20' 4") - 3.35m (11' 0")

Multiple aspect windows and en suite. Radiator.

## ENSUITE

2.31m (7' 7") - 1.68m (5' 6")

Shower with glass enclosure, wash hand basin over pedestal, store room housing hot water tank, half tiled walls, w/c. Radiator.

## BEDROOM TWO

3.71m (12' 2") - 2.46m (8' 1")

Built in wardrobes. Radiator.

## ENSUITE BATHROOM

2.59m (8' 6") (MAX) - 2.36m (7' 9") (MAX)

Panel bath with shower over, wash hand basin, half tiled walls and w/c. Radiator.

## DRIVEWAY

Leading to garage with hard standing for at least two vehicles.

## GARAGE

5.36m (17' 7") - 2.74m (9' 0")

Power and light, up and over garage door and cold water tap.

## COURT YARD

Mainly paved with sliding doors to the lounge dining room.

## GARDENS

Grassed lawns, with mature plants trees and bushes. Flower beds and fences form a border.







## Eddison Walk, LS16

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
109.8 sq m / 1182 sq ft  
First Floor = 49.3 sq m / 531 sq ft  
Total = 159.1 sq m / 1713 sq ft

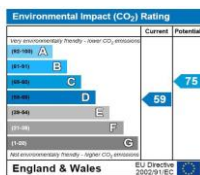
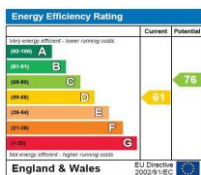


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID619426)



### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate.



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