





# 26A THE CRESCENT

## LEEDS, LS16 6AG

## £995,000

**FREEHOLD**

Homes of this calibre rarely comes to market, so we're thrilled to introduce you to The Crescent. Combining striking style with thoughtful practicality in every room, this is a standout example of modern living. Don't miss your chance to view this exceptional property.

MONROE

SELLERS OF THE FINEST HOMES

# 26A THE CRESCENT

• Perfect for entertaining guests • Attention to detail everywhere • Five double bedrooms • Perfect family home layout • Quiet, family orientated neighborhood location • Over 2,500 sq ft • High-end fixtures and fittings • Seamless indoor-outdoor living design • Ample natural light throughout • A great balance of patio and lawn





Located in Adel and finished to an impeccable standard throughout, this outstanding five-bedroom detached home offers more than 2,500 sq ft of beautifully designed space where quality, style and functionality come together seamlessly. Every detail has been carefully considered to create a home that is both elegant and practical.

Inside, three generously sized reception rooms are filled with natural light and offer a warm, welcoming atmosphere perfect for both relaxing and entertaining. The heart of the home is the bright and contemporary kitchen, featuring a central island, integrated premium ovens and ample storage. Panelled patio doors flood the space with light and provide a seamless connection to the private rear garden.

A spacious dining area offers the ideal setting for hosting large gatherings, while the utility room provides excellent additional storage. A sleek and modern ground floor WC adds further convenience.

Upstairs, the property offers five well-proportioned bedrooms, providing excellent flexibility for family living. The principal bedroom is a standout feature, offering a generous amount of space, a walk-in wardrobe and a stylish en suite, creating a private and comfortable retreat.

The second bedroom also benefits from its own en suite, ideal for guests or family members seeking additional privacy. The remaining three bedrooms are served by a well-appointed family bathroom, all conveniently located on the same floor.

Outside, the rear garden offers a well-proportioned balance of patio and lawn, providing a versatile space for relaxing, entertaining and enjoying the outdoors. Panelled doors lead directly out to the garden, creating a seamless connection between the indoor and outdoor living spaces.

REASONS TO BUY

- Detached home in ideal Adel setting
- Over 2,500 sq ft
- Five double bedrooms
- Principal suite with dressing room and ensuite
- High-spec kitchen with island
- Landscaped garden
- Bi-fold doors for indoor-outdoor flow
- Utility room with ample storage
- Immaculately designed throughout

ENVIRONS

Adel is one of the most sought-after residential areas in

North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and Moorlands schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

SERVICES

We are advised that the property has mains gas, water and electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents Viewings by appointments only.

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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band F

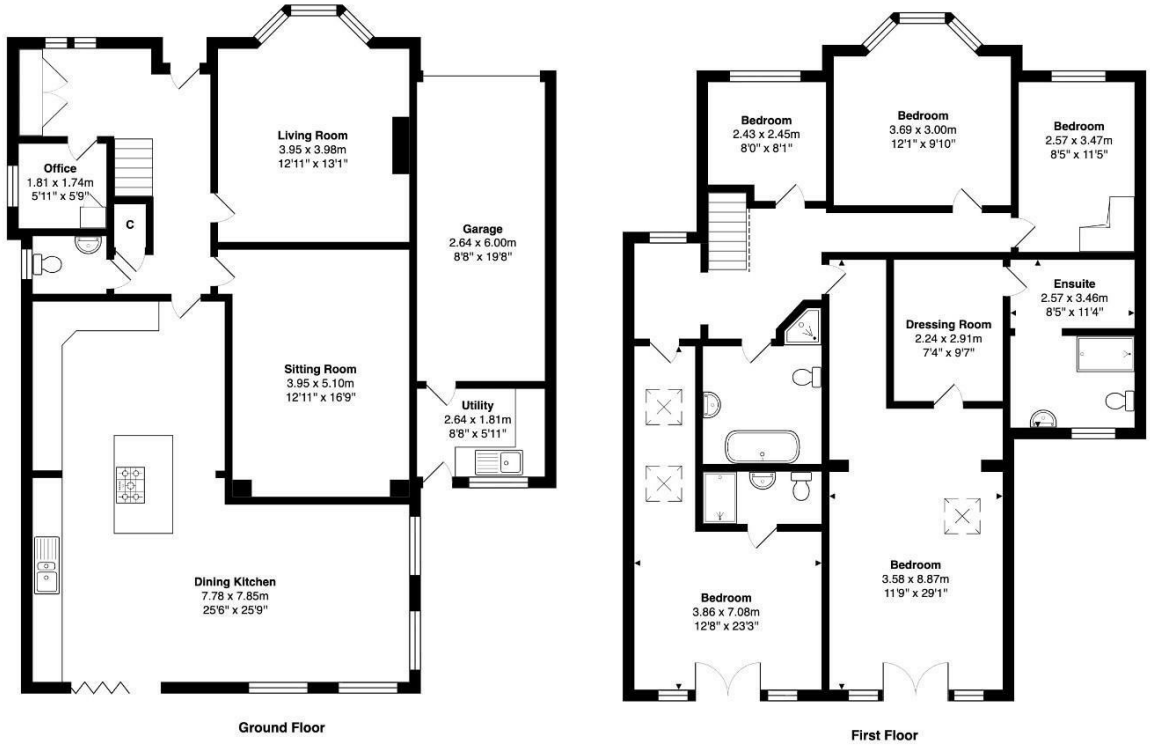
**Viewings** – By Appointment Only

**Floor Area** – 2567.00 sq ft

**Tenure** – Freehold

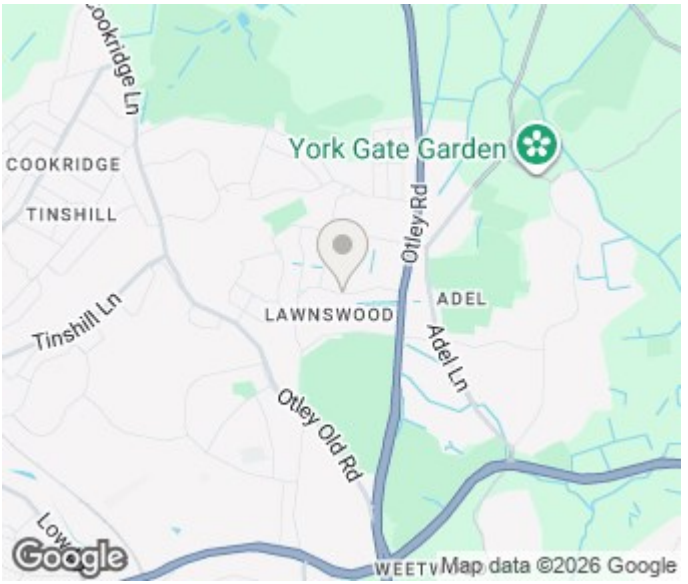


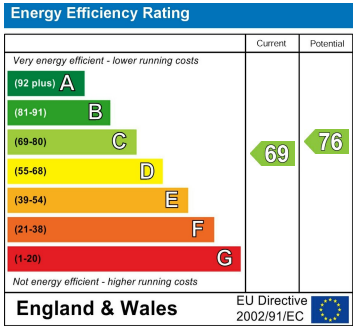





Total Area: 238.4 m² ... 2567 ft²

All measurements are approximate and for display purposes only




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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