



## 65 NEW ADEL LANE

LS16 6BA

£330,000  
FREEHOLD

\*\*\*Viewing Day Saturday 2nd May\*\*\* Monroe welcomes this charming, Victorian, chain-free cottage situated in the idyllic suburb of Adel. With modern renovations throughout and generously sized rooms, New Adel Lane offers both contemporary living with a blend of period character.

MONROE

SELLERS OF THE FINEST HOMES

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Monroe is proud to present this stunning, newly refurbished three-bedroom Victorian cottage, ideally located on New Adel Lane in the heart of Adel - one of Leeds' most desirable and picturesque suburbs.

This charming chain-free home has been finished to the highest of standards, seamlessly combining period character with contemporary design to create a warm and inviting living environment.

The ground floor welcomes you with a bright entrance hallway, leading into a stylish, fully refurbished kitchen with modern finishes and thoughtful detailing. A convenient downstairs W/C enhances the practicality of the layout, while the formal living room - complete with a characterful log burner offering a cosy, elegant space to relax and entertain.

To the first floor, you'll find two generously sized bedrooms and a brand-new contemporary bathroom, beautifully appointed to create a calm, spa-like retreat.

The top floor is a true showstopper: an expansive primary suite featuring ample living space and built-in storage, perfect for use as a luxurious master bedroom or even a flexible studio-style retreat.

## REASONS TO BUY

- Chain-free Victorian cottage charm
- Fully refurbished to high standard
- Sought-after New Adel Lane location
- Log burner adds cosy character
- Bright, spacious formal living room
- Newly fitted modern bathroom suite
- Quiet, friendly cul-de-sac location
- Blend of period and modern

## 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

- Gorgeous, Victorian Stone Cottage
- Three Floors of Immaculate Living
- Spacious Breakfast Kitchen with Island
- Contemporary Interior All Throughout
- Sleek W/C for Convenience
- Cosy and Inviting Log Burner in Lounge
- Beautiful and Elegant House Bathroom with Radiators
- Three Generously Sized Bedrooms
- Green Garden with Abundance of Space
- Idyllic Cottage with Modern Interior



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

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 988.00 sq ft

**Tenure** – Freehold

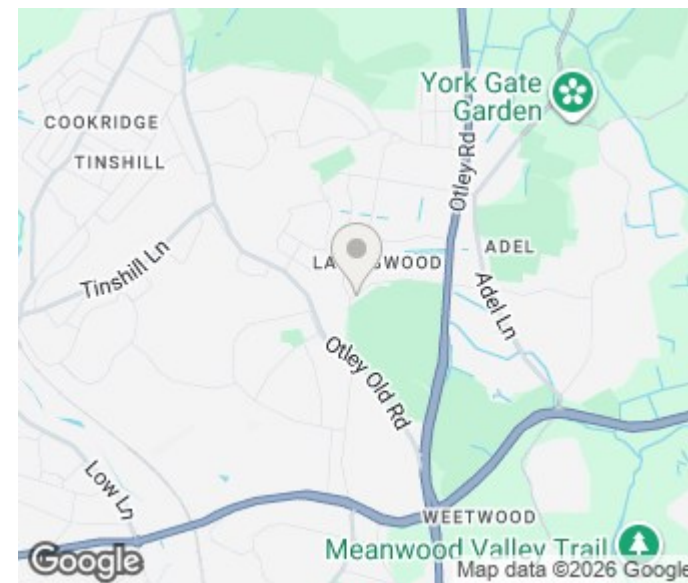




**Approx. Gross Internal Floor Area 988 sq. ft / 91.78 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>73</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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