





1 LAWNSWOOD VALE

LEEDS, LS16 8GE

£1,300,000

FREEHOLD

Occupying a generous plot within one of Adel's most desirable residential locations, this substantial Six bedroom detached family home extends to approximately 3,310 sq. ft. of beautifully arranged accommodation across three floors. Combining impressive proportions with exceptional versatility, the property is perfectly suited to modern family living, offering a wealth of reception space, extensive bedroom accommodation and two large integral garages.

MONROE

SELLERS OF THE FINEST HOMES

1 LAWNSWOOD VALE

• Prime Adel location • Sold chain free • Six generous bedrooms • Over 3,300 sq. ft. of living space • Modern open plan living • Beautifully presented throughout • Versatile three-storey layout • Ample off road parking including two garages • AEG applinaces in the kitchen • Spacious, imaculatly kept rear garden





The welcoming entrance hall immediately sets the tone for the spacious accommodation beyond, providing access to the principal ground floor rooms and staircase to the upper levels. To the front of the property, a well-proportioned study offers an ideal home office, playroom or snug, whilst a convenient guest WC is positioned off the hallway.

The heart of the home is undoubtedly the outstanding open-plan kitchen and living area, stretching over 33 feet in length and designed to a great standard with integrated AEG appliances, it create a superb social and family space. Featuring a central island and ample room for dining, this impressive room enjoys excellent natural light and direct access to the rear garden, making it ideal for both everyday living and entertaining. A separate utility room provides additional practicality and access to the integral double garage.

Complementing the open-plan living space is a substantial formal dining room, offering a more intimate setting for entertaining and family gatherings. Its generous proportions allow flexibility for a variety of layouts, ensuring the accommodation can adapt to changing family needs.

The first floor provides four generously sized double bedrooms centred around a spacious landing. The principal bedroom suite is particularly impressive, extending to over 20 feet in length and benefiting from extensive fitted wardrobe space and a luxurious en-suite bathroom. Two further bedrooms enjoy the advantage of en-suite shower rooms, whilst the remaining bedroom is served by a stylish family bathroom featuring both bath and separate shower facilities. The thoughtful layout provides excellent privacy and comfort for family members and guests alike.

The second floor offers a superb additional level of accommodation, ideal for older children, guests or multi-generational living. Two exceptionally spacious double bedrooms occupy this floor, each enjoying excellent proportions. These rooms are served by a separate shower room, creating a self-contained and highly versatile upper-floor retreat.

Externally, the property benefits from an integral double garage measuring over 20 feet by 18 feet, providing extensive storage and secure parking. The front of the property boasts excellent kerb appeal with ample off-road parking, while the generous rear garden features an expansive, lush lawn. This outdoor space is fully enclosed by secure wooden fencing for privacy and includes both a decked area under a stylish pergola and a patio area, making it ideal for entertaining.

This is a rare opportunity to acquire a substantial family home offering over 3,300 sq. ft. of flexible

accommodation in a highly sought-after Adel location. With six double bedrooms, multiple reception rooms, four bath/shower rooms, a stunning open-plan kitchen living space and integral garage, the property delivers the ideal blend of scale, practicality and modern family living.

REASONS TO BUY

- Prime Adel location
- Versatile three-storey layout
- Six generous bedrooms
- Over 3,300 sq. ft. of living space
- Modern open plan living
- Beautifully presented throughout
- Ample off road parking including two garages
- AEG applinaces in the kitchen
- Spacious, imaculatly kept rear garden

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 water, electricity, drainage and gas.

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

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

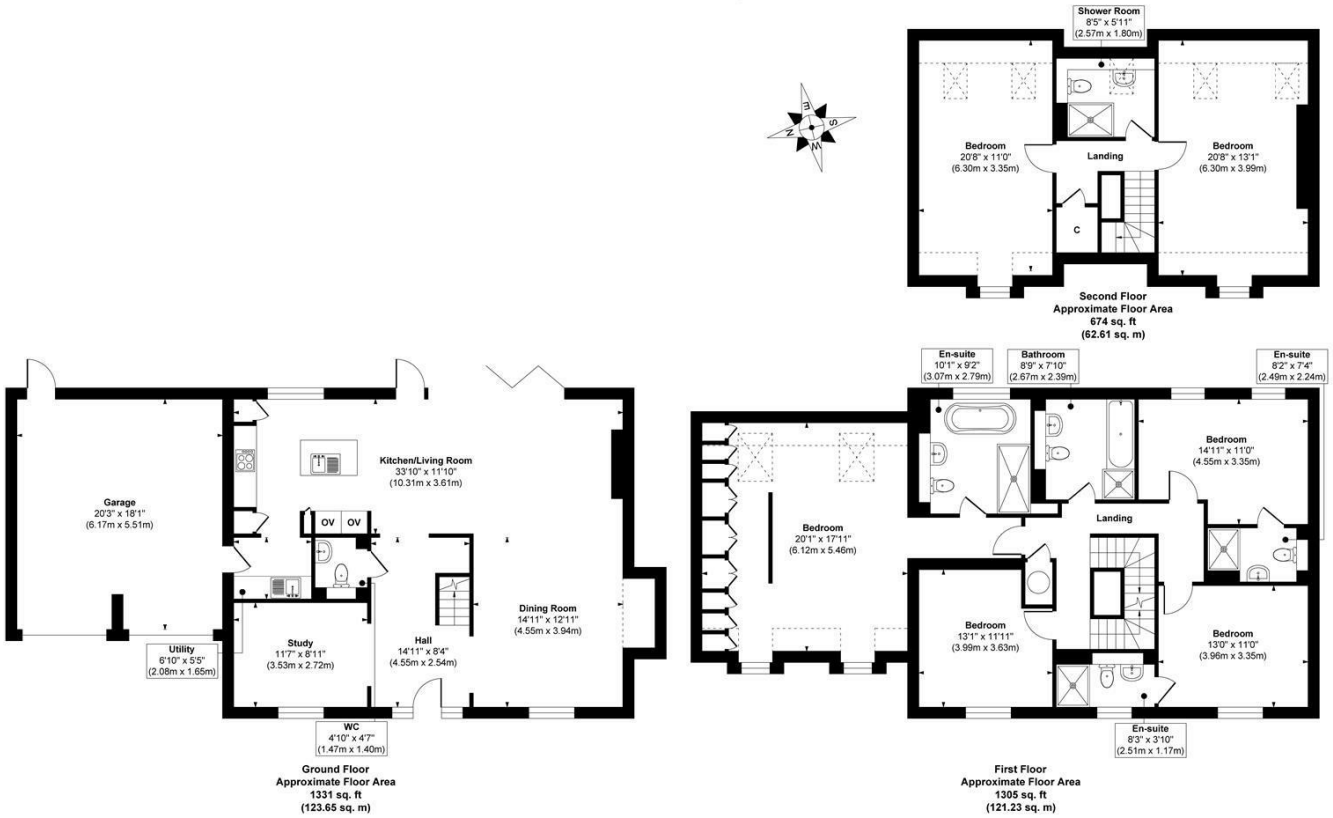
Floor Area – 3310.00 sq ft

Tenure – Freehold





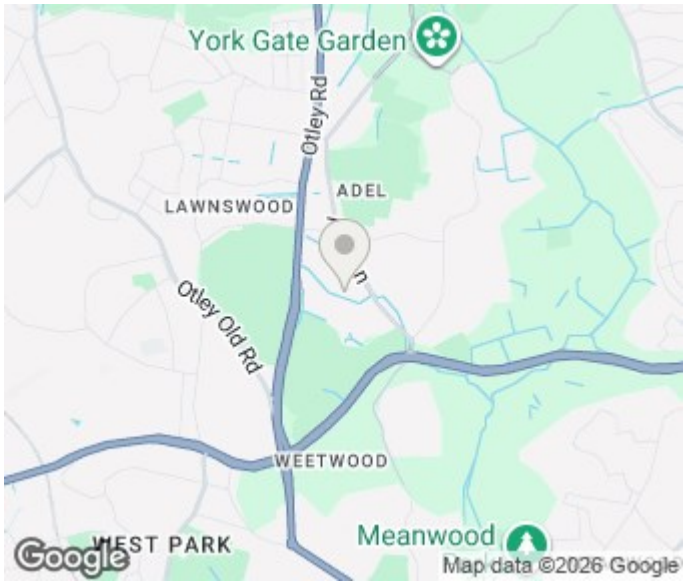
Lawnswood Vale, Adel

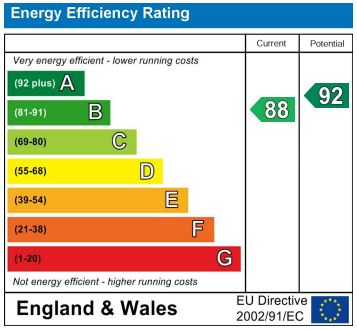


Approx. Gross Internal Floor Area 3310 sq. ft / 307.49 sq. m

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

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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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