





38 HEATHFIELD

LEEDS, LS16 7AB

£1,350,000

FREEHOLD

Set within the sought-after area of Adel, this substantial detached family home offers approximately 4,886 sq. ft. of beautifully proportioned accommodation, thoughtfully designed to suit modern family living. Combining generous reception spaces with five well-sized bedrooms and extensive garaging.

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SELLERS OF THE FINEST HOMES

38 HEATHFIELD

• Impressive detached family home • Five generous double bedrooms • Approx. 4,886 sq. ft. of internal accommodation • Principal suite with dressing room and en-suite • Spacious open-plan dining kitchen with central island • Two large garages with adjoining workshop • Ideal for modern family living and home working • Beautifully landscaped, private rear garden • Ample secure, off road parking





Upon entering the property, you are welcomed by a spacious central entrance hall, creating an immediate sense of scale and providing access to the principal living accommodation. To the front of the home, the elegant living room enjoys generous proportions, making it an ideal space for relaxing or entertaining. Adjacent to the hallway are a useful cloakroom/WC, boiler room and additional store, ensuring everyday practicality.

The heart of the home is the outstanding open-plan dining kitchen, featuring a large central island and ample space for both informal dining and family gatherings. This impressive space flows seamlessly into the expansive family room, creating a superb open-plan living environment filled with natural light. A study just off the kitchen provides an ideal home office or homework space, while a second study towards the front of the property offers additional flexibility for those working from home or seeking a quiet reading room.

The ground floor is further enhanced by extensive ancillary accommodation, including two substantial garages, one with an adjoining workshop, providing excellent storage, secure parking and scope for a variety of hobbies or lifestyle needs.

To the first floor, a spacious landing leads to five generously sized double bedrooms. The impressive principal suite benefits from a dedicated dressing room and private en-suite shower room, while the second bedroom also enjoys its own dressing room and en-suite, making it ideal for guests or older family members, or even a self contained unit.

The remaining three double bedrooms are served by a contemporary family bathroom, with a separate shower room and additional WC further enhancing the practicality of the accommodation for larger families.

Outside, the beautifully landscaped private rear garden provides an exceptional setting for both relaxation and entertaining. An immaculately maintained lawn extends from the house, bordered by mature trees, established shrubs and colourful planting, creating a wonderful sense of privacy. A substantial stone-flagged terrace offers the perfect space for outdoor dining, while a stylish timber pergola provides a sheltered seating area. Well-stocked borders, trees and a variety of seating areas complete this thoughtfully designed outdoor space, ideal for families and those who enjoy al fresco living. Additionally, the property benefits from a private orchard to the bottom of the garden, offering plenty opportunities to adapt.

Key Features

Impressive, detached family home
Double driveway with electric gates

Five generous double bedrooms
Approx. 4,886 sq. ft. of internal accommodation
Principal suite with dressing room and en-suite
Spacious open-plan dining kitchen with central island
Ideal for modern family living and home working
Beautifully landscaped, private rear garden
Ample secure, off road parking

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

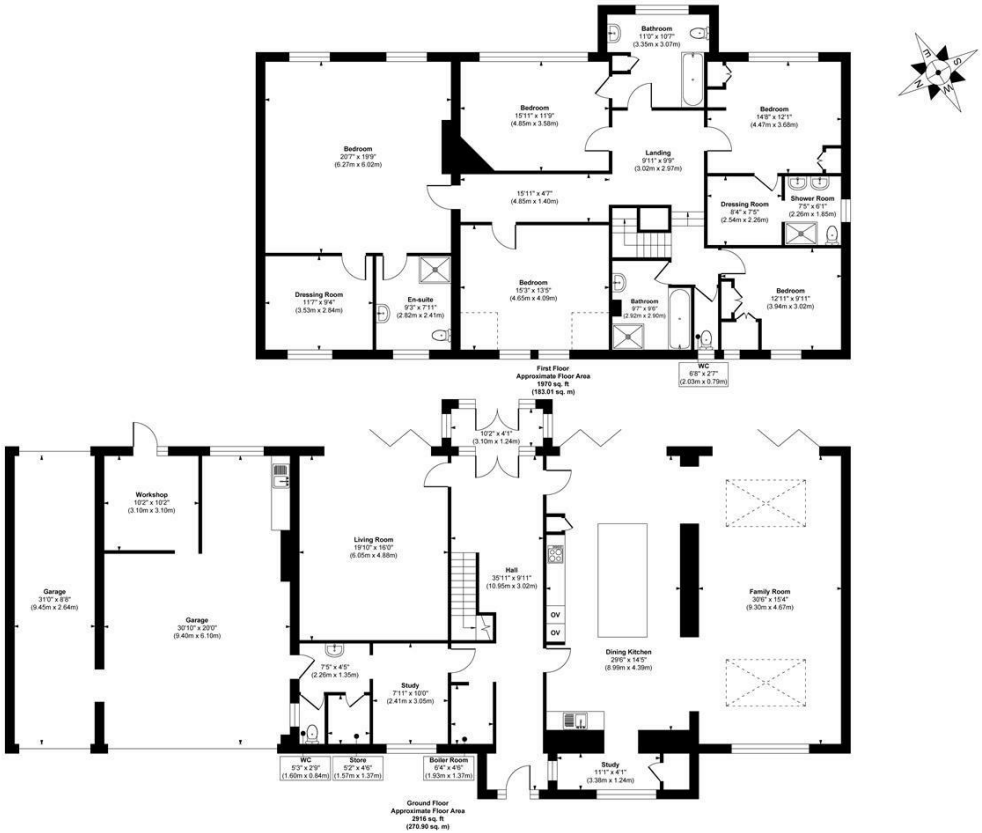
Floor Area – 4886.00 sq ft

Tenure – Freehold





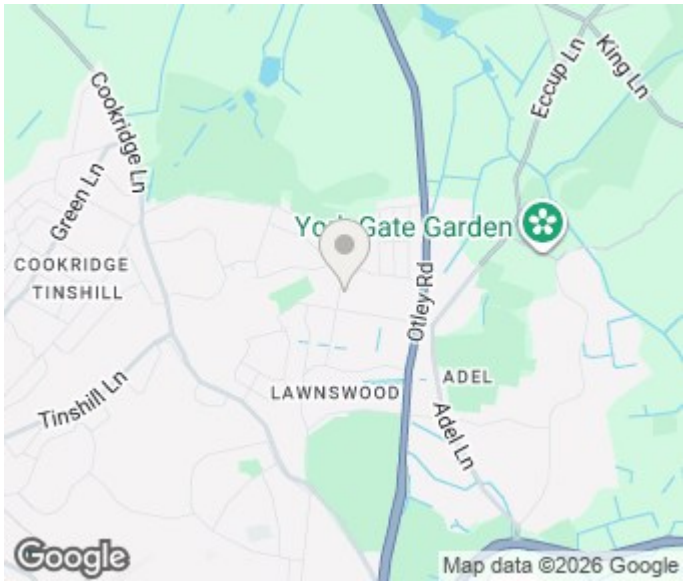
Heathfield, Leeds

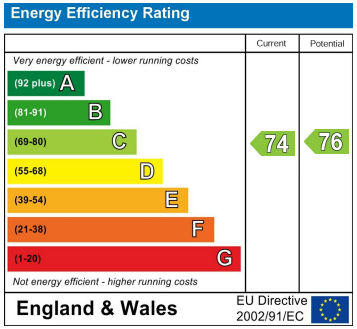


Approx. Gross Internal Floor Area 4886 sq. ft / 453.91 sq. m

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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