



**Brook House Adel Mill, Eccup Lane, Adel**  
**£875,000**

**ALAN COOKE**  
SALES & LETTINGS

NO ONWARD CHAIN - AN EXCEEDINGLY RARE OPPORTUNITY - THIS PROPERTY IS AN ABSOLUTE TARDIS - VAST SQUARE FOOTAGE - OVER 2500 SQ FT! 5 WELL PROPORTIONED BEDROOMS - LINK DETACHED - HUGE SOUTH FACING GARDEN - PEACEFUL LOCATION - JUST MINUTES WALK FROM ADEL CENTER - CLOSE TO EXCELLENT PRIMARY & SECONDARY SCHOOLS - CONTEMPORARY DINING KITCHEN - SPACIOUS LIVING ROOM WITH DOORS TO THE REAR GARDEN - DINING ROOM - MODERN BATHROOMS - DOUBLE GARAGE

The current owner has lived here since it was built in 1990. This is a unique home with the most breath taking views & an absolute show stopper South facing garden. Comprising of: Spacious grand reception hallway, cloakroom, modern guest wc. A real focal point of the home is the living room, which has a window to the front & double doors opening onto the rear garden with stunning views over the surrounding fields. The luxurious dining kitchen has Granite worktops & corresponding wall/base units with a door leading to the rear garden. Another gorgeous room is the dining room, which again benefits from outstanding views over the countryside.

The master suite is simply exquisite, with windows to three sides. This spacious, tranquil room enjoys a different view (all equally amazing) from each window. The large, contemporary en-suite has a bath & separate shower cubicle. The property has four further double bedrooms, all of which overlook the rear, so enjoy this outstanding outlook. Another

feature of this beautiful property is the landing, with a seating area & revealed beams. The house bathroom is modern, also with a large bath & separate shower cubicle. Outside, to the front is a double driveway which leads to the double garage. The mature South facing rear garden is a peaceful oasis, which has been landscaped to provide a deceptively low maintenance space. You couldn't ask for a more peaceful spot to enjoy summer entertaining from. EPC RATING E

#### AREA GUIDE

This property has the advantage of being semi rural, nestled within this exclusive enclave of a handful of properties, yet enjoying a convenient location just minutes' walk from the shops and eateries of Adel including: Dastaan, Hickory's Smokehouse, The Foundation, Adel Taps, Bono, Sorriso, M&S local, The Co-op, Woodend butchers and Cooplands bakery just to name a few!!

There are excellent transport links just minutes walk away as well as Headingley and Cookridge golf courses both being on the doorstep. The property is within the catchment area for excellent primary and secondary schools.



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### PARKING

The parking at the property is a double driveway with double garage.

### TENURE

FREEHOLD

### MAINTENANCE

There is a payment of £300 per annum payable for the communal grounds

### COUNCIL TAX BAND

BAND F

### EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

### EPC RATING

E

### FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

