



Guide Price £625,000

- Extended 5 Bedroom, 2 bathroom spacious semi detached family home, approx. 1850 sq ft
- 2 Reception Rooms
- Private, enclosed and very well maintained rear garden
- Driveway and garage for ample parking
- Popular residential tree lined street
- Utility and guest WC
- Very nicely presented throughout

The Drive, Adel, Leeds, LS16 6BQ

An extended semi detached family home offering spacious and versatile accommodation, with beautiful enclosed rear garden, ideal for a growing family and located within a sought after area along a tree lined residential street in the heart of Adel.

273 Otley Road, West Park, Leeds, LS16 5LN

Tel: 0113 2304330

Email: northleeds@dacres.co.uk



General remarks

Occupying a fantastic plot in one of Adels most sought after neighbourhoods, this large semi detached property has lots to offer an impending buyer, particularly appealing to growing families with well proportioned rooms, great gardens and ample parking. Briefly comprising of; A canopied entrance leading into a reception hall with useful understair storage cupboard, a very nicely presented kitchen diner with ample wall and base units, breakfast bar and double doors leading into the garden, off the kitchen is a utility room with guest WC and access to the integral garage. There are also two receptions downstairs, a lounge to the front with bay window and fireplace and a family room to the rear with further doors leading outside and enjoying the garden

view. To the first floor a spacious landing gives access to all five bedrooms, the master bedroom which is located to the rear of the property enjoys views over the garden ,has fitted wardrobes and access to the ensuite, three further double bedrooms and a single bedroom which would also be suitable for a home office, there is also a lovely family bathroom with four piece suite. To the outside, the garden is impressive and well maintained with mature borders, mainly laid to grass with block paving for seating areas and summer house to relax and enjoy the view. To the front there is a generous block paved driveway leading to the integral garage.

An immediate viewing is recommended.

The property is conveniently situated in this highly sought after residential location to the north of Leeds only minutes from spectacular Yorkshire countryside. Adel is an exclusive North Leeds residential area having its own immediate facilities of Otley Road, although the further amenities of Headingley and the Sainsbury's complex on the North Leeds ring Road and Marks & Spencer's at Moortown corner are within easy vehicular access. The property is also easily accessible to the Grammar School at Leeds and there are numerous leisure facilities within the area including Headingley Golf Course, Holt Park leisure complex and Cookridge Hall. The Leeds outer ring road is nearby, enabling easy access to the surrounding business centres of Bradford, Harrogate and York and the national motorway network (M1, M62 and A1). Leeds/Bradford International Airport is also approx 5 miles away

Directions

what3words; flute.radio.neat

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Drive and Garage
- All mains services connected

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low, Rivers & the Sea - Very low, Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

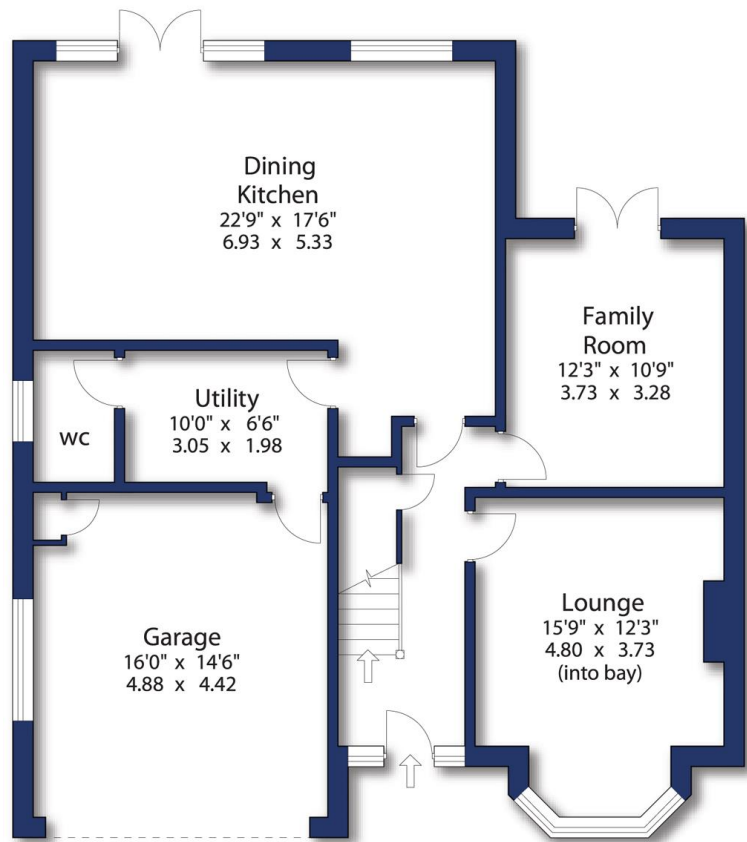
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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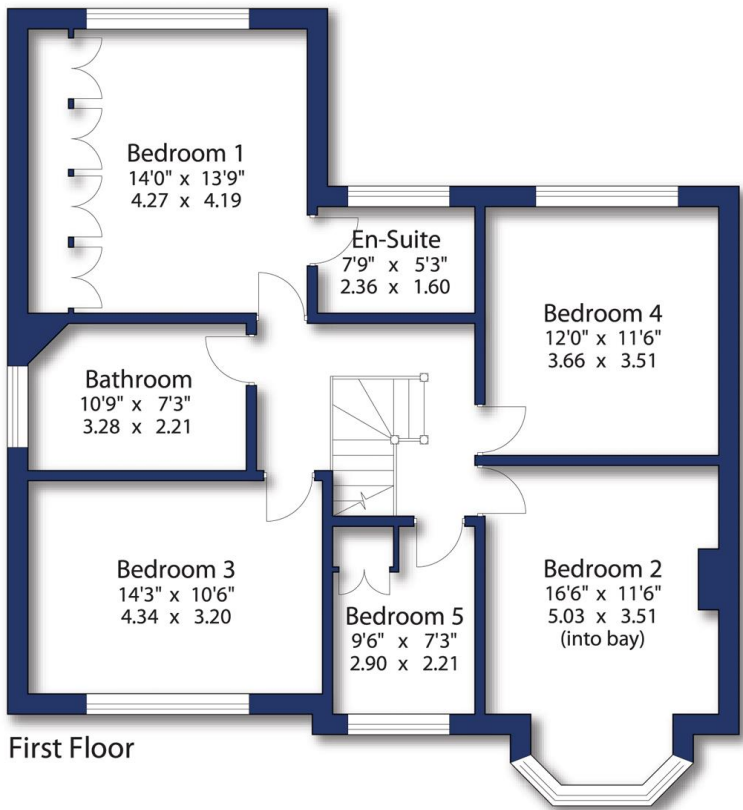


Floorplans

Approx Gross Floor Area = 1854 Sq. Feet
(Excluding Garage) = 172.2 Sq. Metres



Ground Floor



First Floor

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Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

0113 2304330

northleeds@dacres.co.uk