



Guide Price £550,000

- Large detached house, corner plot with five bedrooms
- Superb opportunity to renovate your own home
- Generous gardens to side & front
- Ample off street parking and double garage
- Popular address within Adel
- Not been on the market for over 35 years
- Highly recommend an early viewing

2 Broomfield, Adel, LS16 6AF

An exciting opportunity to purchase a property on a corner plot offering scope to redevelop and potentially extend (subject to planning permission) on a highly sought after street in Adel. The five bedroom detached property has large gardens, ample of street parking and an early viewing is recommended.

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General remarks

A great prospect for a discerning buyer who is looking for a project! The home is in need of updating and renovating throughout but this is a rare and exciting opportunity to acquire a home on a corner plot, offering lots of scope and potential in a highly desirable area in Adel and perhaps, subject to planning, extend and redevelop into a wonderful forever home. The

property is within easy reach of local amenities including shops, schools and restaurants and transport links into the city centre of Leeds.

Briefly the property comprises of entrance hallway, living room with windows to the front and side elevation, a further reception room used as a dining room, separate kitchen with built in units and side window, access to a rear porch. Also on the ground floor is a house bathroom and two double bedrooms, the layout is very flexible. To the first floor there are three double bedrooms with eaves storage, and wc on the landing. Externally, this is a corner plot with driveway and ample parking leading to a detached double garage which has power. The garden is a mature garden, offering a sweeping lawn around both sides, lots

of beds with shrubs and flower borders, bushes and trees, offering an abundance of wildlife, a great home for a growing family.

The property is conveniently situated in this highly sought after residential location to the north of Leeds only minutes away from spectacular Yorkshire countryside. There are many amenities nearby including a wide range of shops, restaurants, schools and recreational facilities, including Cookridge Hall Health and Golf Club, and the property is ideally placed for travelling into the centre of Leeds. The Leeds outer ring road is close by enabling great access. Leeds/Bradford International Airport is also close by.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains services
- Driveway and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

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 £34.20 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.

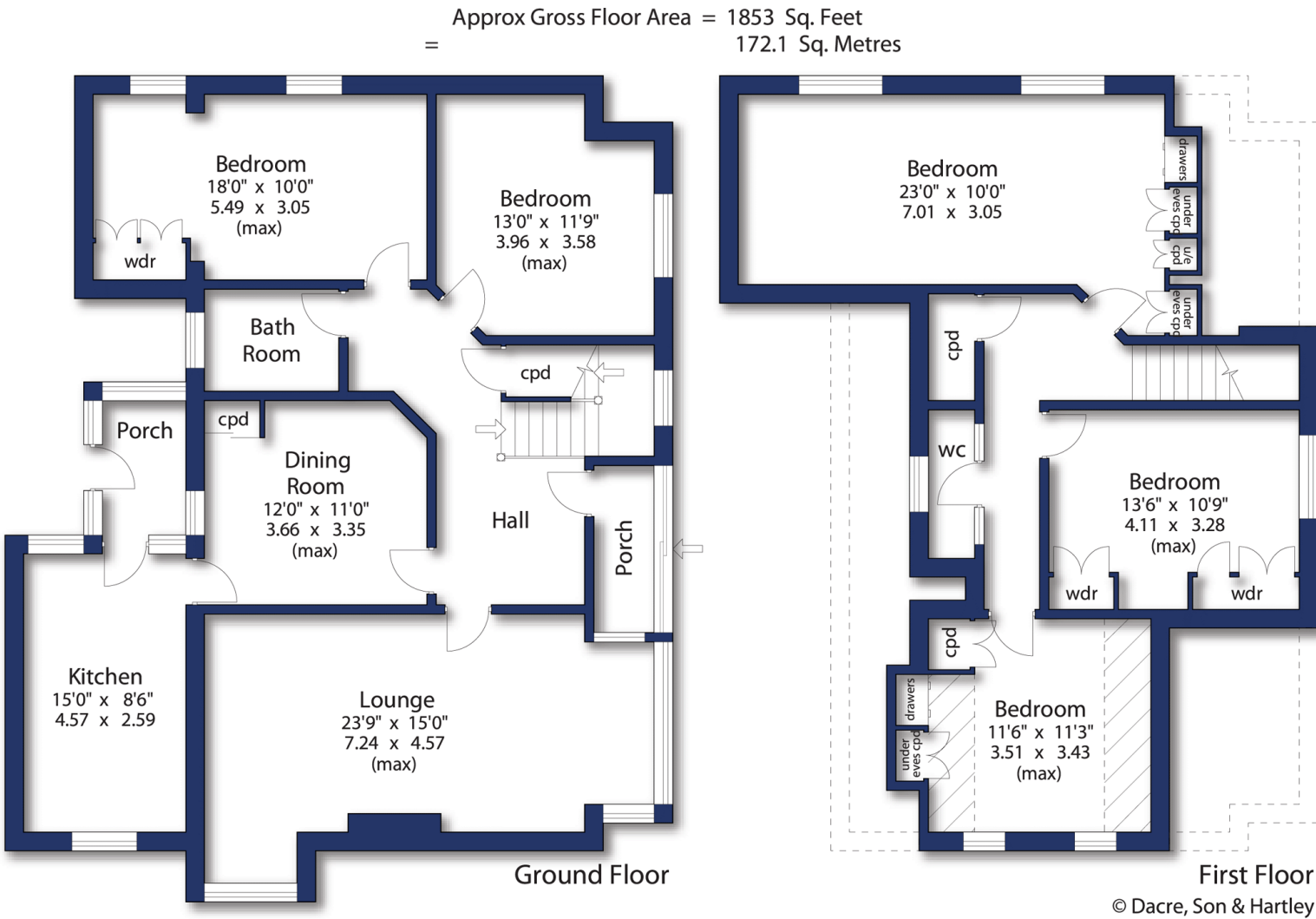
Referral fees

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



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