



Guide Price £430,000

- End mews property
- Set over two floors
- Four Bedroom master bedroom with Balcony
- Kitchen/dining, and two further reception rooms
- W.C. & utility and games room in the garage
- Block paved driveway
- No onward chain
- **MUST VIEW**

3 East Causeway Crescent, Adel, LS16 8LW

This desirable four bedroom mews house offers tastefully appointed accommodation, enjoying a quiet cul de sac setting in this popular residential location and featuring modern four bedroom accommodation with ample parking and side garden. The accommodation can only be appreciated by an internal inspection. No onward chain.

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General remarks

This very special home offers gas central heating, well-proportioned accommodation and briefly comprises of the ground floor a lovely spacious lounge with feature fire and patio doors leading to the conservatory and garden. Modern fitted kitchen/dining, kitchen with fitted wall and base units and ample worktop space with integrated appliances with a nice garden

aspect to the side. A further wc, lobby which leads to the garage providing invaluable storage and space with a utility area and games room. The ground floor has two/three flexible reception spaces which offers more room than most. To the first floor an extremely spacious master bedroom with balcony giving you an attractive aspect enjoying gardens views to the side, also with a en-suite shower room. Three further bedrooms two double bedrooms and a single bedroom currently used as an office. A stunning house bathroom with shower over the bath and modern fixtures and fittings. Externally the property boasts an enclosed garden mainly lawn with patio area, low maintenance garden with gate and wall boundaries giving you ample privacy and security, ideal for entertaining friends and family.

The property is within walking distance of parkland/Adel Woods & Bedquits, providing delightful outdoor facilities. The property is conveniently situated in this highly sought after residential location to the north of Leeds only minutes from spectacular Yorkshire countryside. There are many amenities nearby including a wide range of shops, excellent schools and recreational facilities, and the property is ideally placed for travelling into the centre of Leeds. 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 situated at nearby Yeadon.

Tenure, Services & Parking • Freehold • Main services • Driveway and garage

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Main 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.

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