



East Causeway Crescent, Adel, Leeds, LS16 8LW

A beautifully presented 3 bed End Mews property occupying a superb cul-de-sac position in the highly sought after area of Adel. Enjoying an idyllic setting alongside woodland and boasting a good size garden with secret seating area to relax and enjoy the tranquillity amongst the woods.

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**East Causeway Crescent, Adel, Leeds,
LS16 8LW**

Guide Price: £435,000

- Beautiful 3 Bedroom End Mews Property
- Stunning location on the edge of woodland
- Double driveway
- Gardens to the side and rear
- Secret seating area enjoying woodland views
- Master bedroom with balcony
- Open plan Kitchen / Diner and conservatory
- Invaluable storage areas



General remarks

Beautifully presented throughout, this end mews style property is tucked away at the bottom of a cul-de-sac and boasts an enviable woodland backdrop with well-maintained gardens, offering a rare combination of privacy, greenery, and scenic surroundings. The property is also placed for access to local primary schools, regular transport links into Leeds city centre and nearby supermarkets, cafes and restaurants, golf courses and local amenities.

The accommodation briefly comprises of; Welcoming entrance hallway leading to an open plan kitchen, diner, and conservatory. The kitchen is fitted with a range of modern wall and base units with complementary work surfaces and integrated appliances. The dining area features exposed brick feature wall and opens to a superb family room / conservatory with French doors leading to the decking and to the garden, allowing the outdoor space and woodland views to become a real extension of the home. The inner hallway leads to a utility room, downstairs shower room comprising of walk-in shower, wc and hand wash basin and a cosy and stylish snug featuring timber wall panelling creating a warm and inviting retreat in keeping with the property's surroundings. To the first floor a spacious master bedroom with dual aspect windows to the front and rear of the property allowing lots of natural light to flood the room and sliding patio doors leading to a balcony area creating a perfect space to relax and unwind. There are two further bedrooms, one

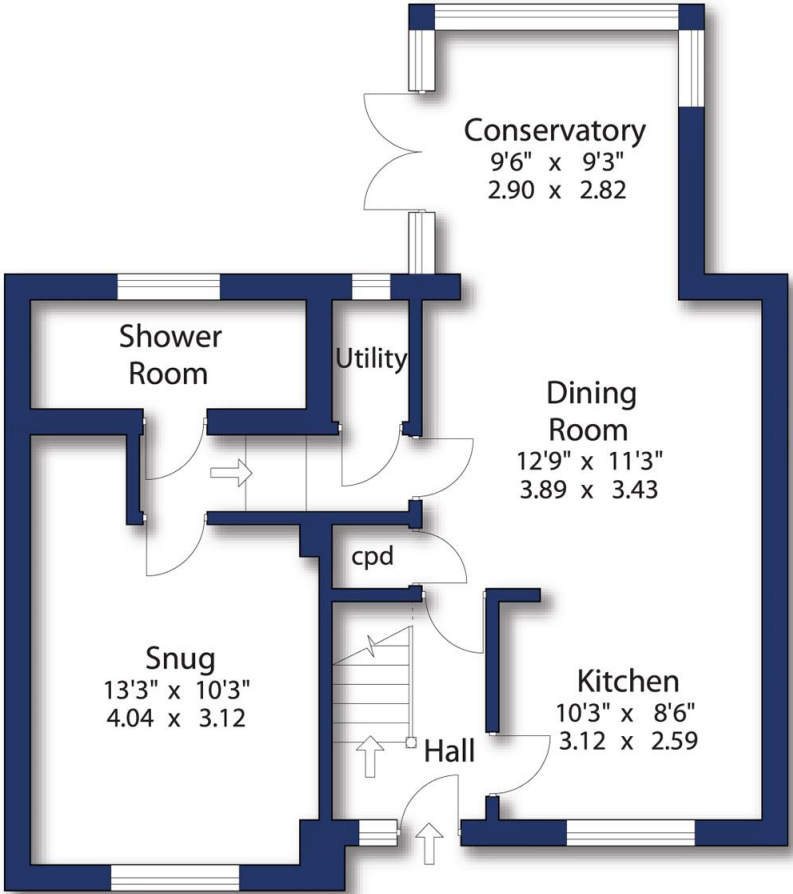
double with fitted wardrobes whilst the other bedroom provides access to the loft via a ladder. A contemporary house bathroom completes the accommodation.

Outside, the property enjoys attractive gardens which are a true feature of the home. The enclosed gardens offer a peaceful space backing onto the woodland, mainly laid to lawn with raised decking area leading to the conservatory, raised planters and steps leading to further decked seating area. Beyond the rear decking, the garden continues to a hidden seating area, this private, gravelled space enjoys unspoilt woodland views and is a perfect spot for outdoor dining and simply relaxing in tranquil surroundings. To the front there is a blocked paved driveway providing off street parking.

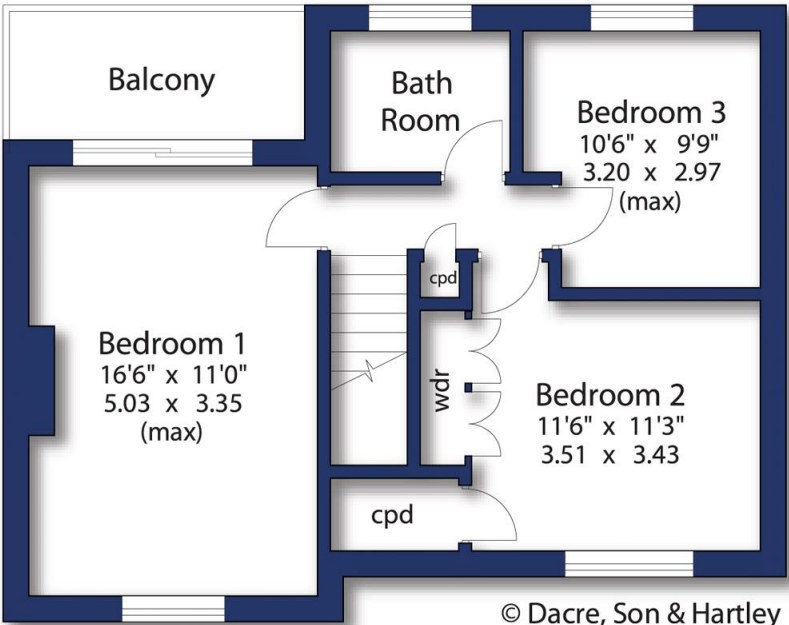
Offering an exceptional blend of stylish living, stunning gardens and peaceful setting this truly is a rare opportunity and an early viewing is highly recommended.

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.

Approx Gross Floor Area = 1231 Sq. Feet
= 114.4 Sq. Metres



Ground Floor



First Floor

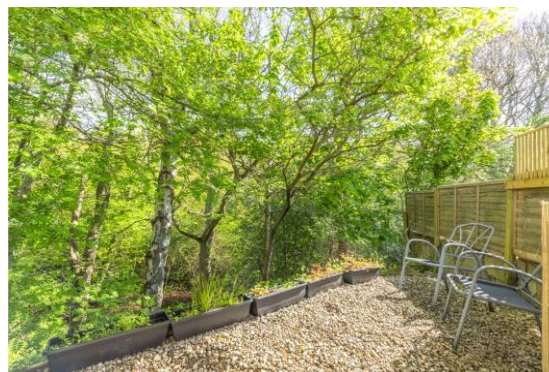
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- Leeds City Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services connected
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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](https://www.gov.uk/government/checks/check-for-flooding-in-england)

Agent's Notes

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