



Guide Price £775,000

- Detached family house in this much sought-after area of Adel
- Four double bedrooms and two reception rooms
- Established gardens, driveway, double garage
- Perfect for a growing family
- Potential to extend further, great plot size
- Schools, parks, amenities all within walking distance
- We highly recommend a viewing

St. Helens Lane, Adel, Leeds, LS16

A beautiful four large bedroom detached family home offering generous accommodation throughout, positioned on a large plot which is perfect for the growing family. Located in a sought after Adel location, close to local amenities including highly regarded schools, shops and eateries and excellent transport links into the city centre of Leeds.

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A delightful, double fronted, four large bedroom, detached family home, located in the sought after area of Adel in North Leeds. The property itself is well presented and perfect for a growing family, or those downsizing, offering well- proportioned and versatile accommodation throughout. This home is situated on a wonderful sized plot with potential (subject to planning) to extend to the land to the side if required, set back from the roadside, allowing a great deal of privacy and tranquillity. The property is accessed via double gates leading down the long driveway to the double garage, which benefits from an electric roller shutter door. On entering the property,

there is a welcoming, spacious entrance hall with useful guest WC, study with bay window overlooking the front garden, a generous living room with attractive gas fire set in a marble surround and sliding patio doors to the rear garden. A recently converted through open plan and modern kitchen diner with bay window to the front for a relaxed family space and patio doors leading into the rear garden which creates a lovely light and airy room perfect for entertaining. The kitchen has a range of wall and base units with built in Bosch appliances and has Invictus high quality flooring throughout. There is also a separate utility room which houses the new boiler and plenty of worktop space along with lots of storage cabinets. To the first floor, the large landing window provides plenty of light to the spacious landing,

as well as into the four generous double bedrooms. The master bedroom has an en-suite shower room. The house bathroom, has bath and shower over with window to the front and Amtico flooring. Externally the property boasts a lovely south facing rear garden, mainly laid to lawn, with mature shrub borders, fruit trees and hedge boundary, an idyllic setting for alfresco dining and entertaining in privacy. To the side of the property, there is a block paved path leads to a large gravelled, private seating area, with raised mature borders (which has potential to be extended double or single story subject to planning). To the front a large sweeping driveway and lawned area with mature shrubs and borders. Nearby, there are the acclaimed Adel Woods and Golden Acre Park, offering nature walks, plus a wide choice of local amenities including shops, good local primary schools

Directions

what3words splice.state.mugs

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- All mains services connected
- Garage and Drive

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 £26.10 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

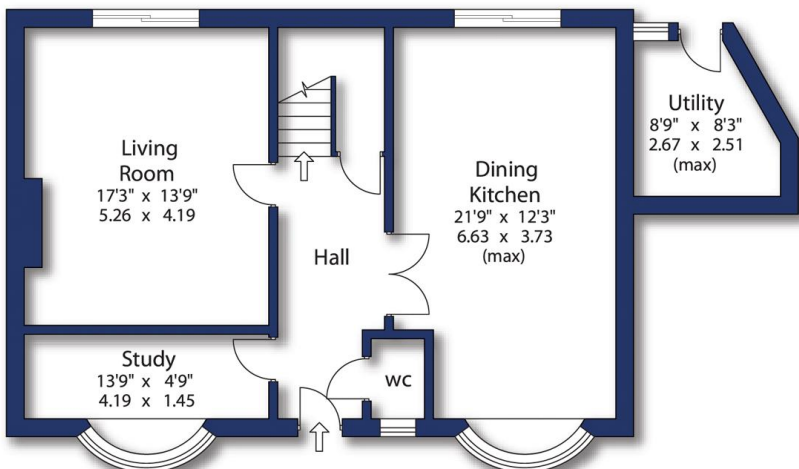
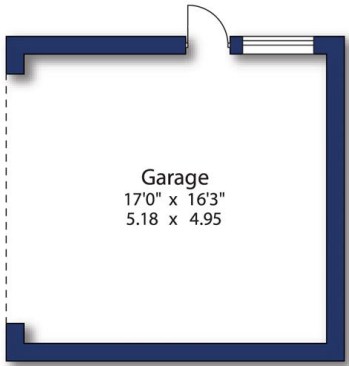
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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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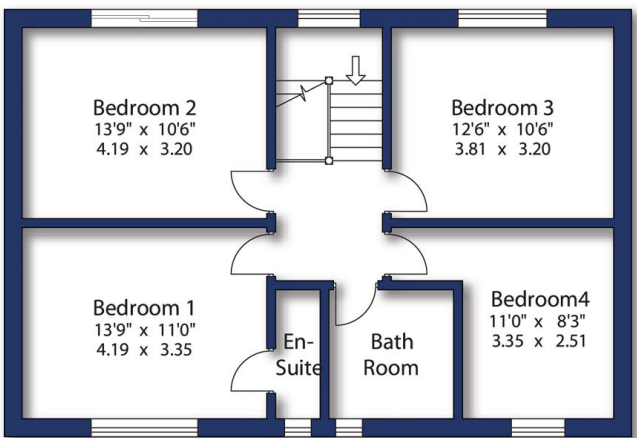


Floorplans

Approx Gross Floor Area = 1545 Sq. Feet
= 143.53 Sq. Metres

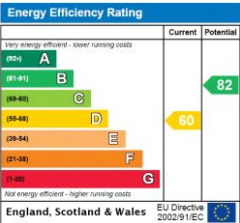


Ground Floor



First Floor

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