



Guide Price £650,000

- 4 Bedroom, 2 bathroom detached property
- Superb family home, with local schools close by
- Quiet location within Adel
- Established gardens, great privacy
- Approx 1,705 sq.ft, upgraded by the current owners
- Integral garage and driveway
- No onward chain

St. Helens Avenue, Adel, LS16 8LR

Dacre Son & Hartley are delighted to offer for sale this extremely well presented four-bedroom detached home situated in the sought-after residential area of Adel, North Leeds, in a lovely quiet setting. Offering extended versatile family accommodation with garage and good-sized garden.

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

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General remarks

On entering the property, there is a welcoming, spacious entrance hall with useful guest WC, a generous living room with dual aspect and patio door which leads to the rear garden. A recently converted through open plan and modern kitchen diner, a great family space with built in appliances, ample worktop space and great storage such as larger cupboards, plenty of light with Velux windows and further front aspect windows, a relaxed family space which creates a lovely light and airy room perfect for entertaining. There is also a separate utility room which houses the boiler and plenty of worktop space along with lots of storage cabinets and rear access along with access to the integral garage.

There is a second reception room which is a further family room with full garden aspect, solid roof and patio doors, a flexible space. To the first floor, as well as the four bedrooms, the master bedroom has an en-suite shower room. The house bathroom, has a separate shower and bath again great for family life.

Externally there is a lovely landscaped enclosed rear garden with patio area providing a wonderful entertainment space and lawn with established borders, an idyllic setting for alfresco dining and entertaining in privacy. To the side of the property, there is a shed and green house to one side and a pathway around the house on the other side. To the front a further lawned area with block paved drive leading to the garage. The current owner has updated the property and any buyer can move in and enjoy the home.

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, private schools, restaurants and recreational facilities at Bedquits playing fields, plus close proximity to Headingley Golf Club. The property is ideally placed for comfortable daily travelling into the centre of Leeds. The Leeds outer ring road is within easy reach, enabling good access to a number of Yorkshire's key commercial centres including Harrogate, York and Bradford, whilst the A1/M1/M62 national motorway network makes areas further afield more accessible by road. Leeds City Centre railway station enjoys national rail links and the Leeds/Bradford International Airport at Yeadon is less than 5 miles away by road.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently F

Tenure, Services & Parking

- Freehold
- Drive and garage
- All mains services connected

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.

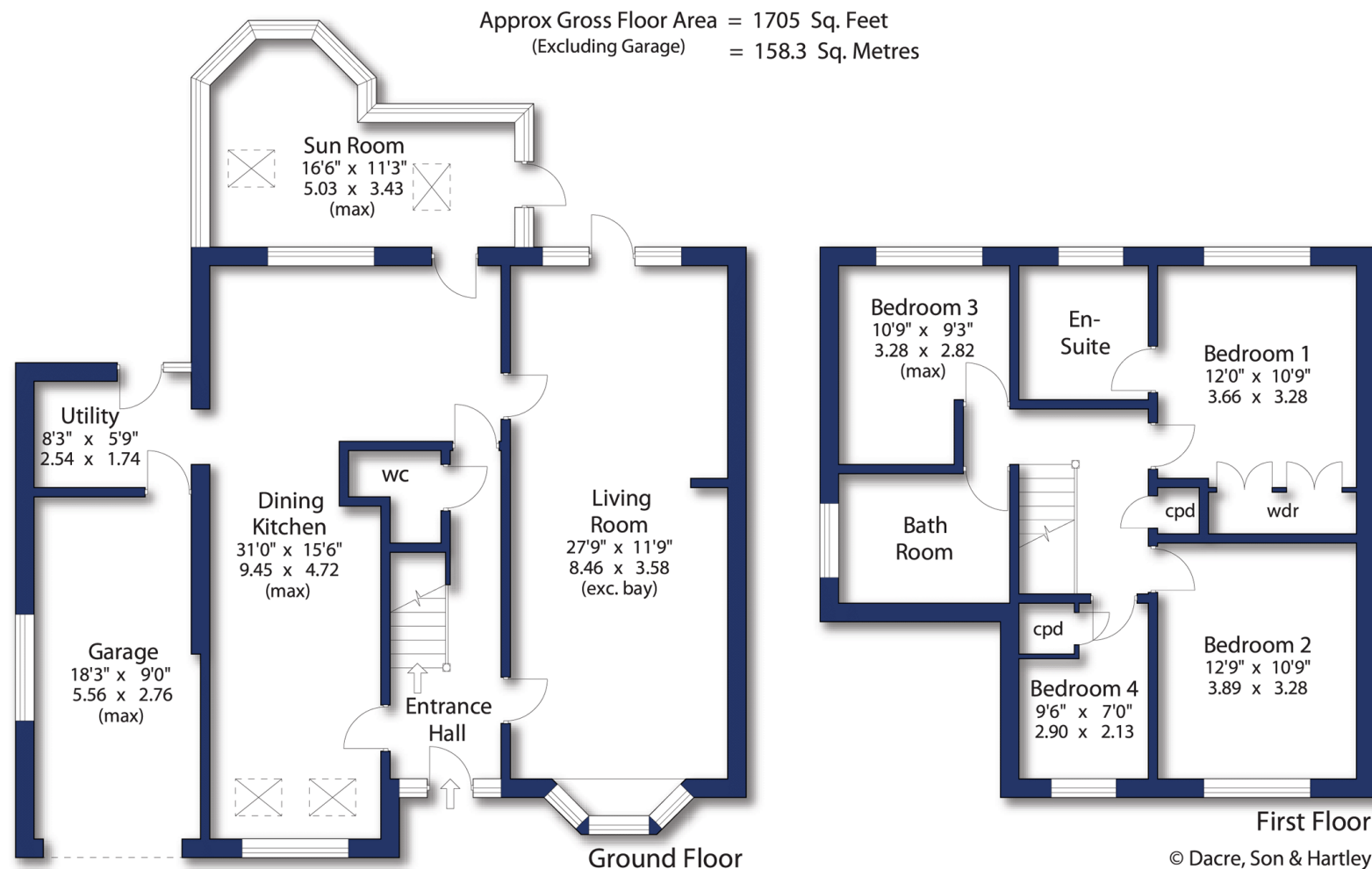
Referral fees

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.

Dacres Ref: WES230013



Floorplans



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.

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