



Offers in excess of
£395,000

- Individually designed bespoke bungalows
- Built to superior standards
- An inviting open-plan kitchen and living room
- Two spacious double bedrooms
- Shower room, utility and store
- One designated car parking space
- Attractive gardens to front & rear
- No chain

1 Adel Gardens, Otley Road, LS16 7AL

Adel gardens is a beautiful development of six individually designed, bespoke bungalows located in a picturesque setting just a few hundred metres from a care home. Surrounded by stunning countryside, yet close to everyday amenities, Adel Gardens provides the rare opportunity to acquire an outstanding retirement home on a charming development with a parking space.

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

Tel: 0113 2304330

Email: northleeds@dacres.co.uk



I Adel Gardens, Otley Road, LS16 7AL

General remarks

Adel Gardens is a beautiful development of six individually designed, bespoke bungalows located in a picturesque setting within Adel. Surrounded by stunning countryside, yet close to everyday amenities, Adel Gardens provides the rare opportunity to acquire an outstanding retirement home on a charming

development in a sought-after West Yorkshire suburb.

Exclusivity is very much at the heart of Adel Gardens. There are just six two-bedroom bungalows nestled away in mature landscaping. Each of the beautiful bungalows has been designed to exacting standards, with every last detail considered to ensure they appeal to even the most discerning of purchasers.

Offering a superb internal specification and enhanced lifestyle package, including elements of domestic help or home care, they are a luxurious way to continue living independently with the option to ask for a little extra help as and when needed. Designed and operated by the McGoff Group, the desirable development also features an award-winning care centre.

The properties feature an attractive open-plan kitchen and living

room, an inviting space that forms the heart of the home. There are two spacious double bedrooms and a contemporary wet room, plus ample storage, and each bungalow benefits from one designated car parking space and a private garden.

Safe, secure and well maintained, you can relax knowing that we will take care of the day-to-day upkeep of the development and its grounds, leaving you free to live, socialise and enjoy a fabulous quality of life in a beautiful setting.

And should you need a little extra help, whether it's a nail or hair appointment at the salon in the care home next door, a restaurant-quality meal delivered to your door or general housekeeping, laundry and errands, we'll be happy to support you with whatever you need.

Support Package:

Our basic support package includes:

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band B

Tenure, Services & Parking

- Leasehold
- One Parking Space
- Mains services

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

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.

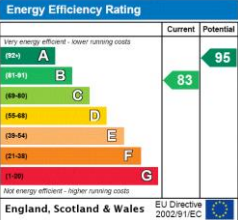
Buyer Anti Money Laundering Checks

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 £24.00 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), Dacre, Son & Hartley reserves 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: WES240257





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