



Guide Price £565,000

- A stunning home, don't miss this opportunity!
- Four bedrooms, two bathrooms
- Very well presented home, high specification throughout
- Renovated/ updated by the current owners
- Open plan kitchen/dining and 3 further reception rooms
- Ample parking with electric car charger
- Sought after Adel Location
- A viewing is highly recommended

15 Adel Green, Adel, LS16 8JX

An exciting opportunity to purchase a four-bedroom family home within Adel. Situated in this highly convenient location, just a few minutes from parkland, amenities and excellent schools on the doorstep. Brilliant access into the City Centre of Leeds yet tucked away on a popular quiet cul de sac. (Awaiting EPC)

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General remarks

A superb family detached property conveniently situated on this cul de sac position, offering a stunning presented accommodation set over two floors with private landscaped gardens and a garage/store with ample driveway, ready for a buyer to move into and enjoy living

in this beautiful home, which is situated in this very pleasant and convenient location in Adel.

A lovely, presented family home offering space and light throughout, with attractive gardens. The accommodation is arranged over two floors and briefly comprises on the ground floor; A lovely light and airy welcoming hallway, a neutral lounge with large window to the front a second reception room which is a further living room with understairs storage, but this room could be playroom or even home office a versatile space. The kitchen/dining is a perfect room for every day family living, the kitchen has a range of wall and base units with ample work top with integrated appliances, access to the conservatory and rear door to outside. There is a further

utility room/boot room the current owners use it for extra storage it is a very good space very versatile, with a stunning luxury large house bathroom with sperate shower and free standing bath. To the first floor there are four double bedrooms, one currently a home office and a house modern shower room with walk in shower also very new. Externally; The property sits towards the head of the cul de sac, giving you a corner plot and private aspect, to the front there is a block paved driveway and car charger, to the rear a fully enclosed garden, mainly laid to lawn with mature border and patio providing a lovely seating area for entertaining. The property is great sized family home, but has potential to extend further if you so wished, the property has had planning permissions to extend further.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Main services
- Driveway

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.

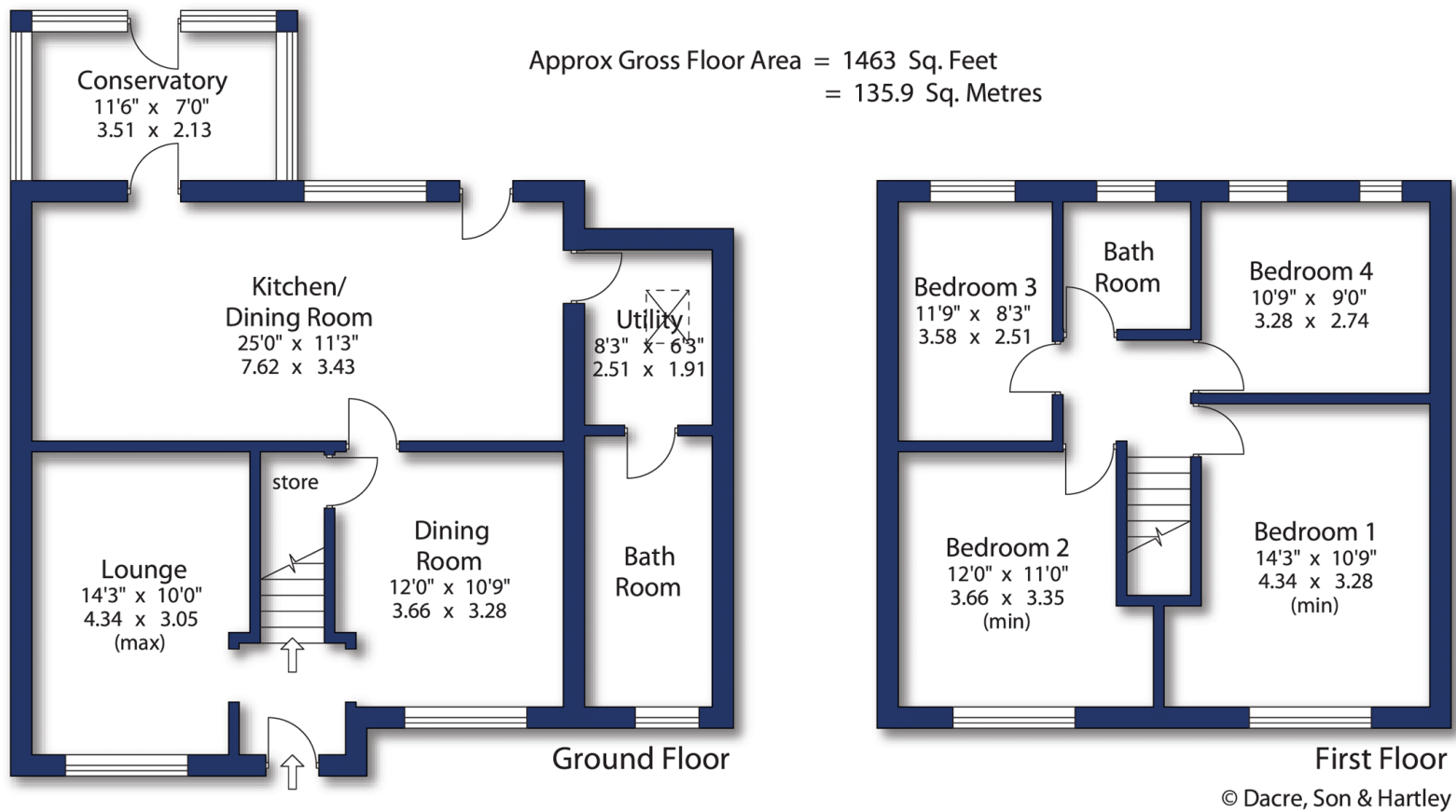
Referral fees

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: WES260244



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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