



10 MULBERRY AVENUE
LEEDS, LS16 8LL

£450,000
FREEHOLD

Are you looking for a spacious detached bungalow in the fantastic Adel?

MONROE

SELLERS OF THE FINEST HOMES

10 MULBERRY AVENUE

- Detached Bungalow • Recently Refurbished • Potential For Extension • Three Bedrooms • Two Bathrooms • Conservatory • Quiet Cul - De - Sac • South Facing Garden • Spacious Driveway & Garage • Excellent School Catchment



Monroe is excited to present a recently refurbished and beautifully maintained, move-in-ready detached bungalow featuring three bedrooms and two bathrooms. Located on a corner plot, the property includes a large double garage and offers potential for extension. The south-facing rear garden provides a private outdoor space. This bungalow is situated in a quiet cul-de-sac near excellent schools and scenic countryside.

This charming bungalow features bright living areas and a spacious conservatory, along with the added advantage of a double garage and practical workshop/storage.

The property features a driveway with ample parking and garage access. The well-maintained, south-facing rear garden boasts a beautiful lawn and a spacious patio, ideal for family gatherings.

Take advantage of this fantastic opportunity book your viewing now!

REASONS TO BUY

- Detached bungalow
- Three bedrooms & two bathrooms
- Recently refurbished & scope to extend

- Double garage & conservatory
- Cul - de - sac location
- Excellent school catchment

ENVIRONS

Adel is an exclusive residential area in North Leeds that is highly sought after. It offers easy access to the best amenities and schools in the area, including David Lloyd, GSAL, Moorlands School, various golf clubs, restaurants, and shops. The Ring Road A6120 provides excellent transport links to Bradford, Harrogate, York, and the motorway networks (M1, M62, A1). There are convenient nearby amenities on Otley Road, such as a Co-op and a Post Office. Additionally, Horsforth and Headingley are just a short drive away and offer a wide range of shops, bars, and restaurants.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

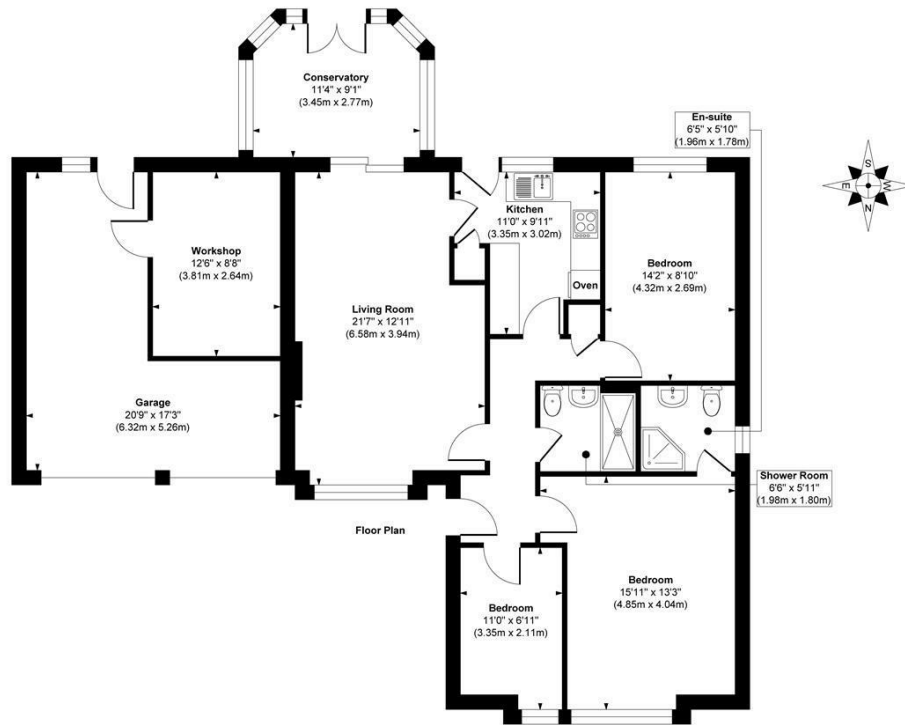
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

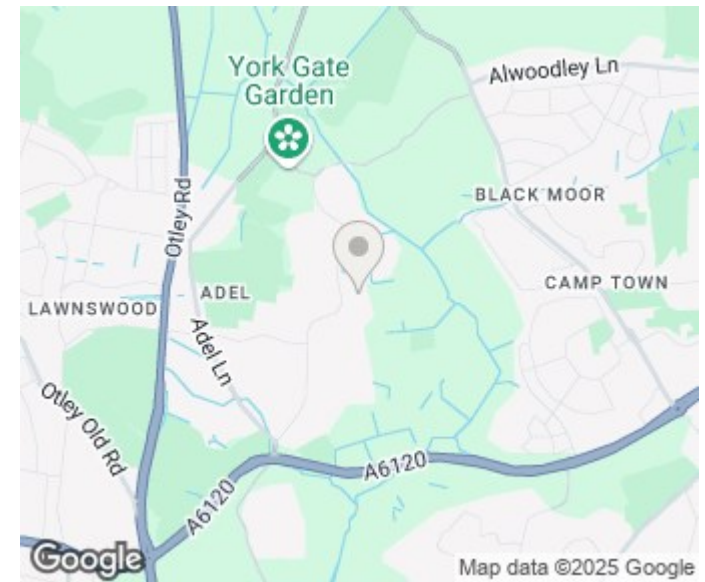
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Approx. Gross Internal Floor Area 1388 sq. ft / 128.94 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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