



137 ADEL LANE  
LEEDS, LS16 8BW

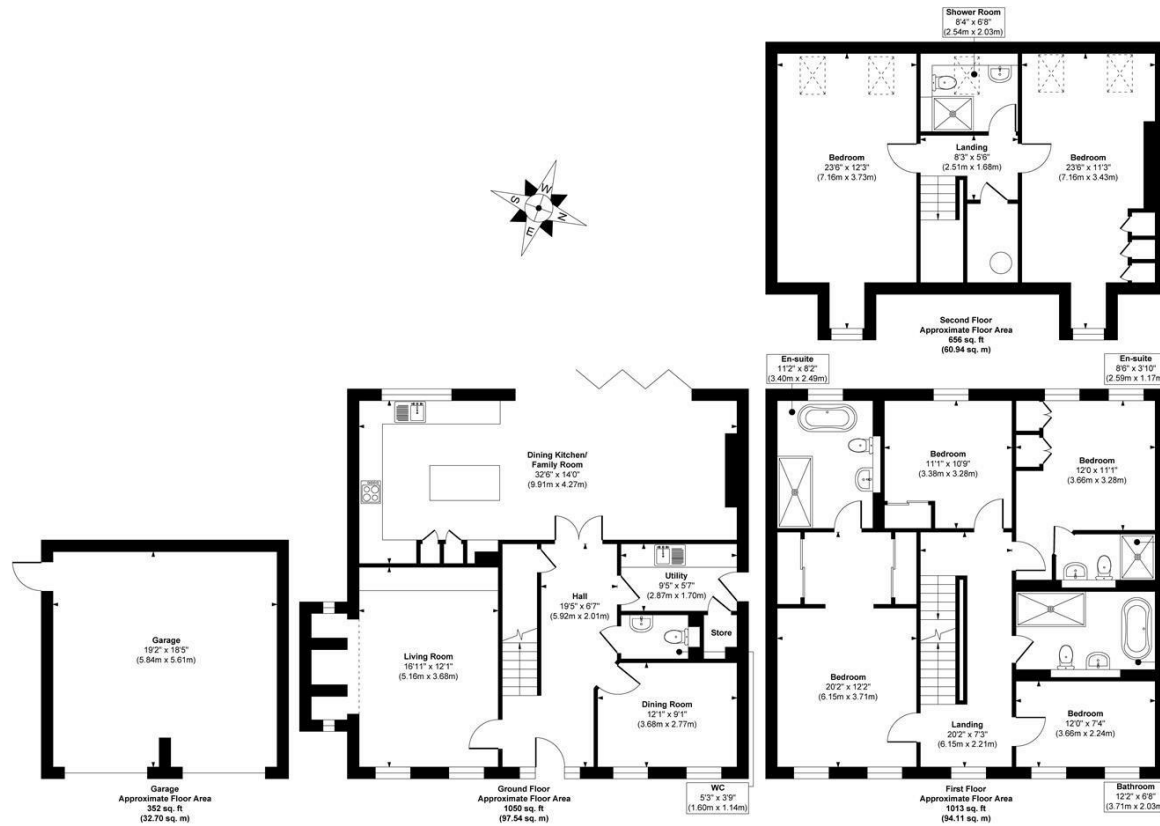
£1,300,000  
FREEHOLD

Monroe is thrilled to present this stunning 6-bedroom detached modern family home in the heart of Adel, LS16, offering spacious living, sleek design, and a peaceful suburban setting. Perfect for those seeking contemporary luxury, it's ideal for family living with easy access to top local schools and amenities.

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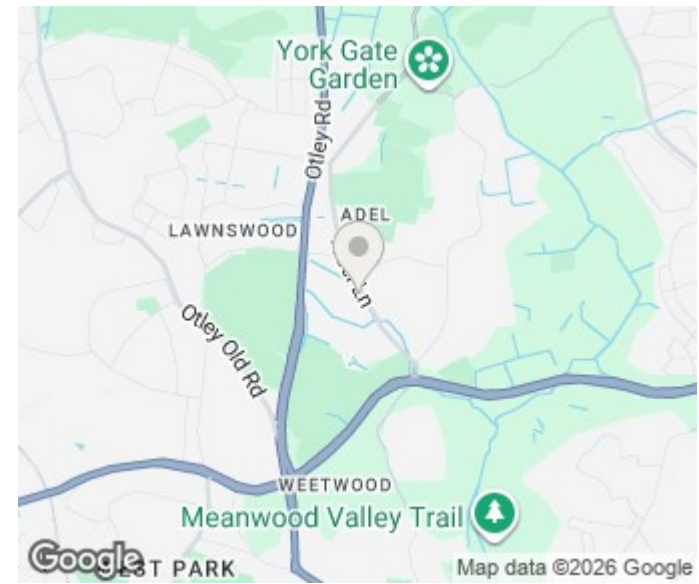
# Adel Lane, Leeds



**Approx. Gross Internal Floor Area 3071 sq. ft / 285.29 sq. m (Including Garage)**

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		<b>87</b>	<b>92</b>

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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