



23 CHURCH LANE  
LEEDS, LS16 8DQ

£1,249,500  
FREEHOLD

Imagine living in a stunning family home in Adel, with exceptional living spaces. Call to book your viewing today!

MONROE

SELLERS OF THE FINEST HOMES

## 23 CHURCH LANE

- Detached Family Home • Stunning Throughout • Five Double Bedrooms • Four Modern & Contemporary Bathrooms • Outstanding Open Plan Living Kitchen Diner • Spacious Utility • Beautifully Landscaped Garden • Formal Dining Room • Double Garage • Excellent Location & School Catchment



Monroe is excited to introduce Ryedale, a stunning detached house that is perfect for modern families seeking high-quality finishes. The property has been fully renovated and meticulously maintained by its current owners. It is located in the highly sought-after Adel area of Leeds, conveniently situated near a variety of amenities and top-rated schools. The house is fully equipped with everything a family could need, including a fully integrated kitchen and a beautiful garden that's perfect for hosting family gatherings.

As you step into this lovely family home, you will be greeted by a spacious entrance hallway that leads to various areas of the house. The cozy formal living room boasts a log burner and a window seat, perfect for relaxation. The property also features a formal dining room, a snug with a log burner, and an open-plan living kitchen diner. In addition, there is a fully fitted utility room with matching quartz worktops and a walk in pantry. Leading off from the utility is a custom-designed cloakroom with extensive storage and a boot room with a tiled dedicated dog shower and external door leading to the rear of the property

The open plan living, kitchen, and dining area is outstanding, with sleek AEG appliances, a wine cooler, and stunning quartz countertops. Imagine stepping onto the luxurious underfloor heating and taking in the beauty of the kitchen island. As you look out through

the bi-folding doors, you will see the magnificent gardens.

As you make your way up the stairs, you'll be met with a grand landing that leads to something truly special. Five spacious double bedrooms and three beautifully designed contemporary bathrooms await you, each crafted to perfection with the utmost care and attention to detail. This is a space that has been created with your comfort and luxury in mind.

This property is truly a sight to behold with its stunning exterior. The spacious block-paved driveway can accommodate multiple cars, while the corner plot is adorned with beautiful gardens that feature mature apple and plum trees, shrubs, plants, and hedges. The rear patio is exquisitely designed, providing the perfect venue for hosting memorable gatherings.

This is a beautiful property that has been immaculately maintained by its current owners. Schedule a viewing today to avoid disappointment.

### REASONS TO BUY

- Beautiful Spacious Family Home
- Sought after Location in North Leeds
- Excellent School Catchment
- Contemporary & Outstanding Open Plan



Kitchen/Diner

- 3480 Sqft
- Five Double Bedrooms
- Double Garage

Environs

Adel is a highly desirable residential area located in North Leeds, offering easy access to the best amenities and schools in the area. These include 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). You can find convenient nearby amenities on Otley Road, such as a Co-op and a Post Office. In addition, 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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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

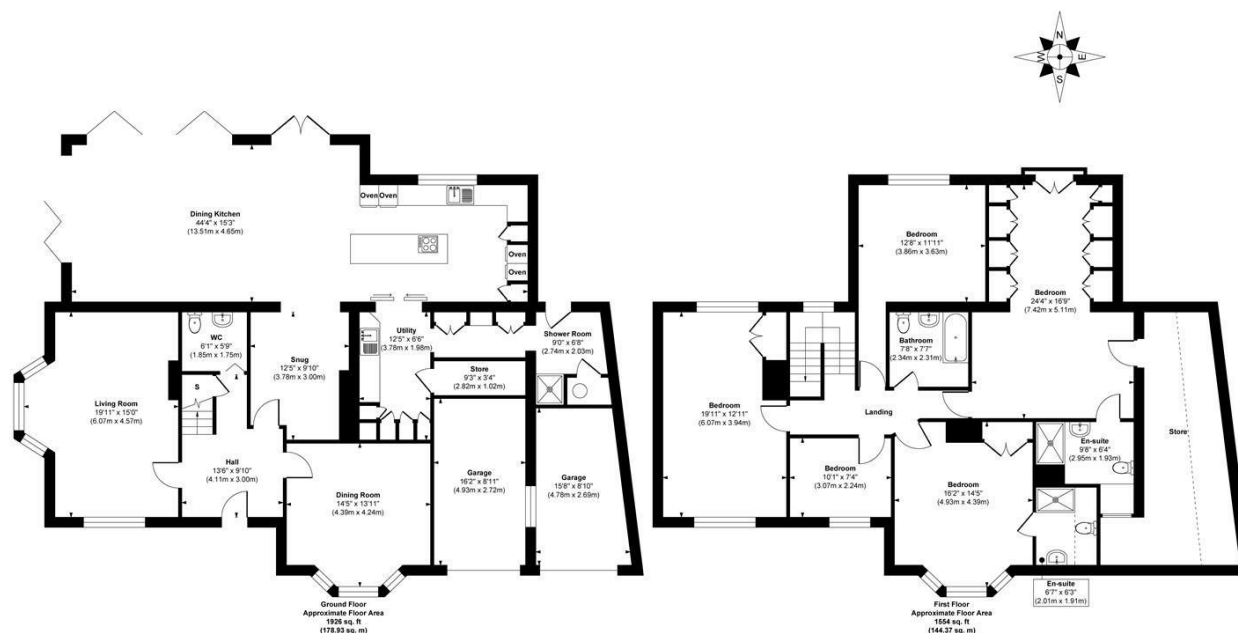
**Council Tax** – Band G

**Viewings** – By Appointment Only

**Floor Area** – 3480.00 sq ft

**Tenure** – Freehold

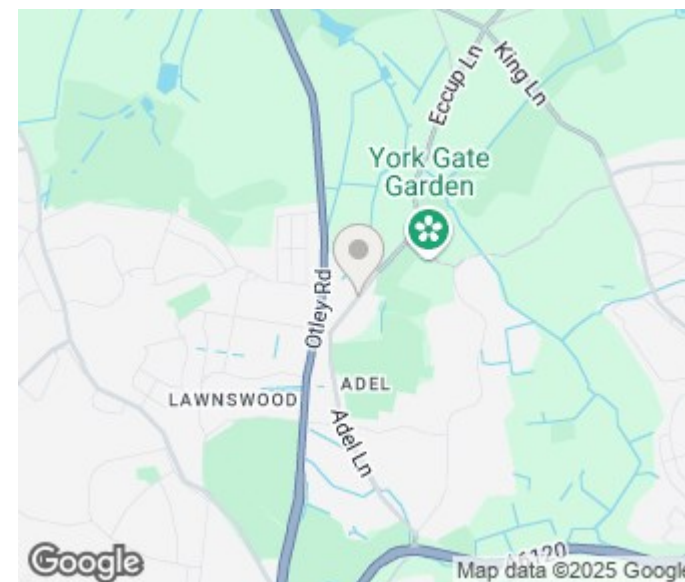




Approx. Gross Internal Floor Area 3480 sq. ft / 323.30 sq. m

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                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (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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