3 OAK VIEW

LEEDS, LS16 8FJ

£610,000

FREEHOLD

CHAIN FREE - Tucked away in a quiet cul-de-sac within an exclusive Adel development, this impressive four double bedroom detached home combines contemporary design with family-friendly living. With spacious interiors, a large private garden, and excellent access to local amenities, top schools, and commuter links, it offers the perfect balance of comfort, style, and convenience.

MONROE

SELLERS OF THE FINEST HOMES

3 OAK VIEW

• Cul De Sac Location • Chain Free • Pefrect Family Home • Four Bedrooms • Utility Room • Ground floor WC • Superb School Catchment • Close to Local Amenities • Transport links to Leeds and Bradford • Modern Finish

3 Oak View

Monroe is delighted to present this impressive and beautifully appointed four double bedroom detached home, nestled within an exclusive David Wilson Homes development on one of the most desirable sides of Adel. Tucked away in a quiet cul-de-sac, this property combines peace and privacy with unbeatable convenience.

Offering exceptional kerb appeal, solar panels for energy efficiency, and stylish interiors throughout, this spacious family home is ready for immediate occupation. Perfectly positioned just moments from the Moor Allerton shopping centre and all the amenities on Otley Road — including Michelin-starred restaurants, vibrant bars, and boutique shops — it's an ideal base for both families and young couples seeking the best of suburban and city living. Leeds Bradford Airport is only a short drive away, while scenic countryside walks and Golden Acre Park are right on your doorstep.

The ground floor offers versatile and expansive living space, including a bright entrance hall, a separate snug, home office, guest WC, and a cosy lounge with patio doors leading to the rear garden. The heart of the home is a superb open-plan kitchen diner, complete with integrated appliances, granite worktops, and access to a separate utility room — perfect for busy family life or entertaining friends.

Upstairs, you'll find four excellent-sized double bedrooms. The principal suite enjoys fitted wardrobes, dual-aspect views, and a stylish en-suite. Two further bedrooms feature fitted wardrobes, and a modern four-piece house bathroom completes the first-floor accommodation.

Externally, the property boasts a large and private rear garden with a sunny aspect, mature planting, and a stone patio, ideal for outdoor entertaining. To the side is driveway parking for multiple cars, along with a detached single garage.

A beautiful family home in a prime Adel location, offering the perfect blend of style, practicality, and lifestyle opportunities.

Key Features:

- Four generous double bedrooms
- Solar panels
- Stylish kitchen with integrated appliances
- Versatile ground floor with study, snug & utility
- Principal suite with en-suite & fitted wardrobes
- Large private garden with sunny aspect
- Detached single garage & driveway parking
- Quiet cul-de-sac position with green outlook
- Excellent transport links & school catchments
- Close to amenities

ENVIRONS

Adel is one of the most sought-after residential areas in North Leeds. Its prime location affords convenient access to some of the most desirable amenities of North Leeds, including David Lloyd, numerous golf courses, the finest restaurants, and a variety of shops. The esteemed GSAL and other schools are merely a short journey away. The superb transport connections via the Ring Road A6120 offer straightforward routes to Bradford, Harrogate, York, and the major motorway networks (M1, M62, A1). The local conveniences on Otley Road feature a diverse selection of independent coffee houses and eateries, a post office, a gym, and much more.

SERVICES

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

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 selling agent Monroe Estate Agents Viewings by appointments only.

3 OAK VIEW

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ADDITIONAL INFORMATION

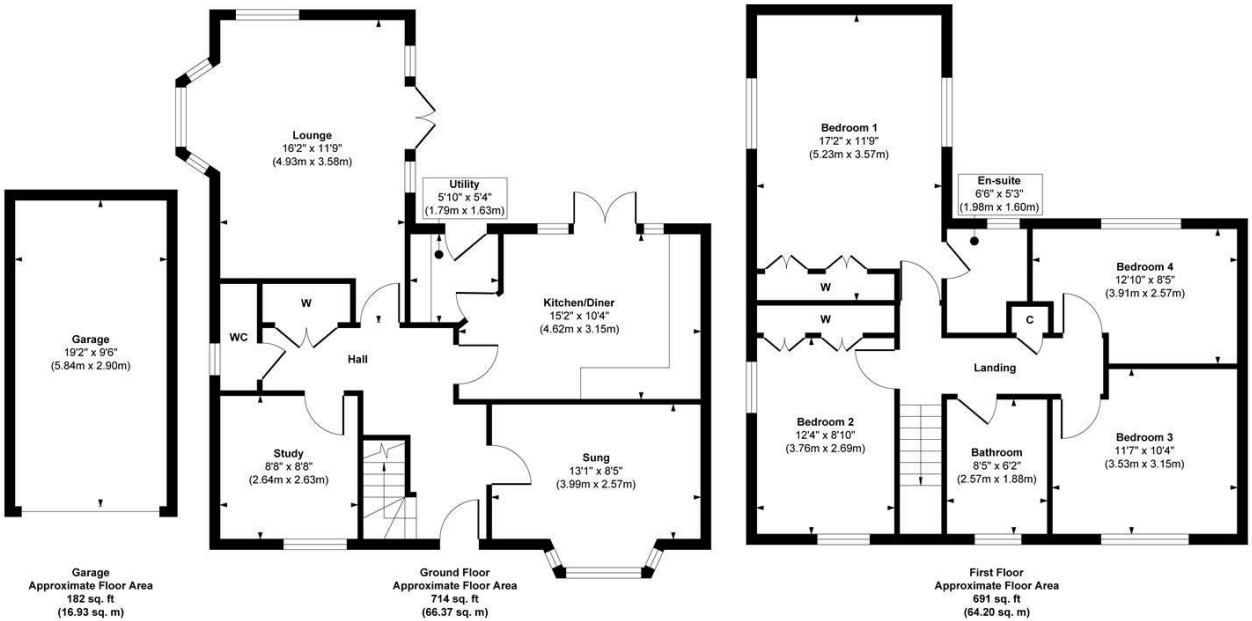
Local Authority – Leeds City Council

Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 1587.00 sq ft

Tenure – Freehold



Approx. Gross Internal Floor Area 1587 sq. ft / 147.50 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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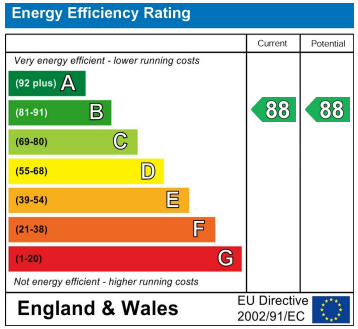

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

Alwoodley Sales
716 King Lane Alwoodley
Leeds
West Yorkshire
LS17 7BA

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

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