



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.

MONROE

SELLERS OF THE FINEST HOMES

# 137 ADEL LANE

- Over 3,000 sq. ft. of spacious accommodation, ideal for growing families.
- Six well-proportioned bedrooms arranged across three floors, offering excellent flexibility.
- Two bedrooms benefit from en-suite facilities, providing added comfort and convenience.
- Generous second-floor accommodation, ideal for guest suites, teenagers, or home working.
- Beautifully private rear garden, perfect for outdoor dining, family time, and entertaining.
- Detached double garage offering secure parking and additional storage space.
- Situated on the highly desirable Adel Lane, close to excellent schools and local amenities.
- Convenient access to Leeds city centre and major transport links, making it ideal for commuters.
- Stunning open-plan dining kitchen and family room, perfect for modern living and entertaining.
- Property features electric gates for added security



Upon entering the property, you are welcomed into a spacious central hallway which provides access to the principal ground floor rooms. To the front of the home is an elegant living room, offering a cosy yet spacious environment for relaxing and entertaining. To the rear, the heart of the home is undoubtedly the impressive open-plan dining kitchen and family room, spanning over 32 feet in length. This superb space is flooded with natural light and provides ample room for cooking, dining, and informal family living, with direct access to the garden making it perfect for both everyday living and social occasions.

The ground floor also benefits from a separate dining room, ideal for formal entertaining or alternatively as a playroom or home office. A useful utility room, guest WC, and additional storage complete the ground floor accommodation.

To the first floor, the property continues to impress with four well-proportioned bedrooms. The principal bedroom is a generous double room and benefits from a luxurious en-suite bathroom featuring both a bath and separate shower. A second double bedroom also enjoys its own en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom. The spacious landing enhances the feeling of light and space throughout this level.

The second floor provides two further exceptionally

large double bedrooms, both offering excellent versatility for growing families, guest accommodation, or those working from home. A shower room serves this floor, creating a practical and private upper-level suite.

Externally, the property benefits from electric gates, a detached double garage and offers excellent potential for landscaped gardens and outdoor entertaining areas. The rear garden is a true highlight of the property, offering a beautifully private and tranquil outdoor space ideal for both relaxing and entertaining.

This impressive home offers an abundance of flexible living and bedroom space in a highly desirable residential location, close to excellent schools, local amenities, and convenient transport links into Leeds city centre.

## REASONS TO BUY

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## 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 Moorlands 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.

# 137 ADEL LANE





## 137 ADEL LANE

### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band G

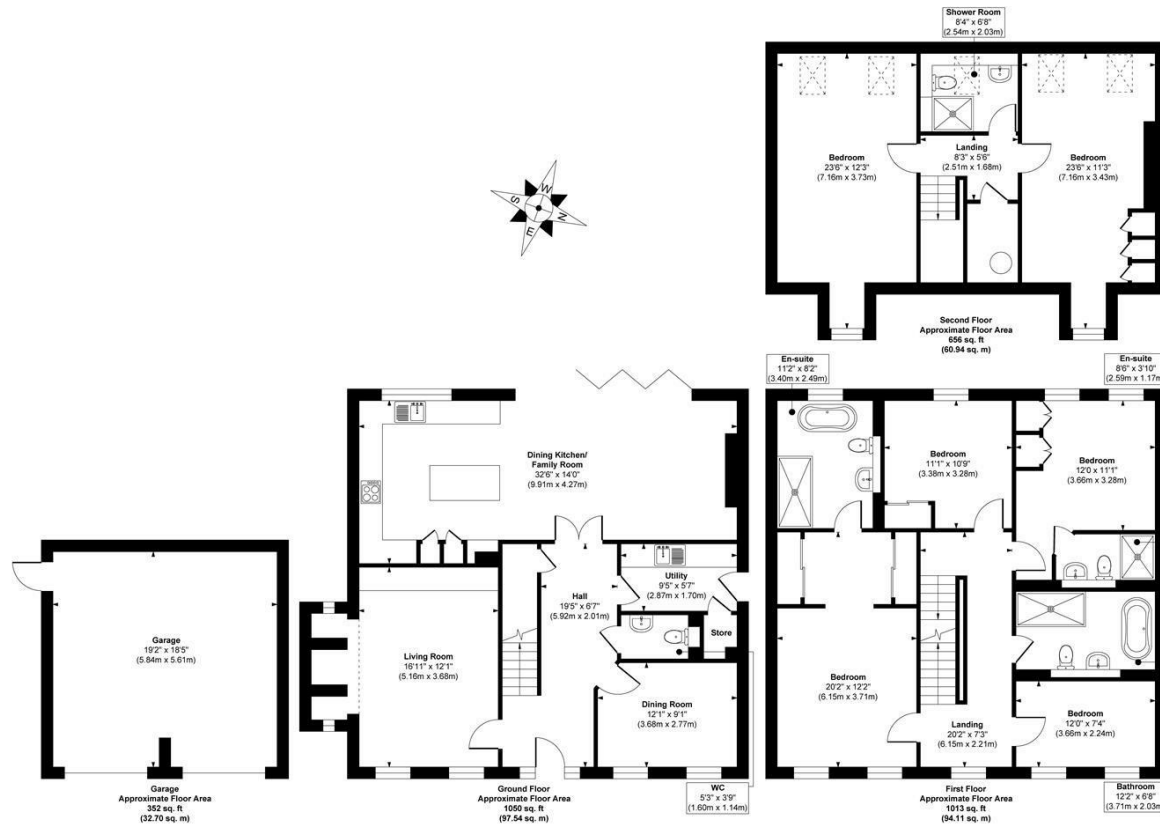
**Viewings** – By Appointment Only

**Floor Area** – 3071.00 sq ft

**Tenure** – Freehold



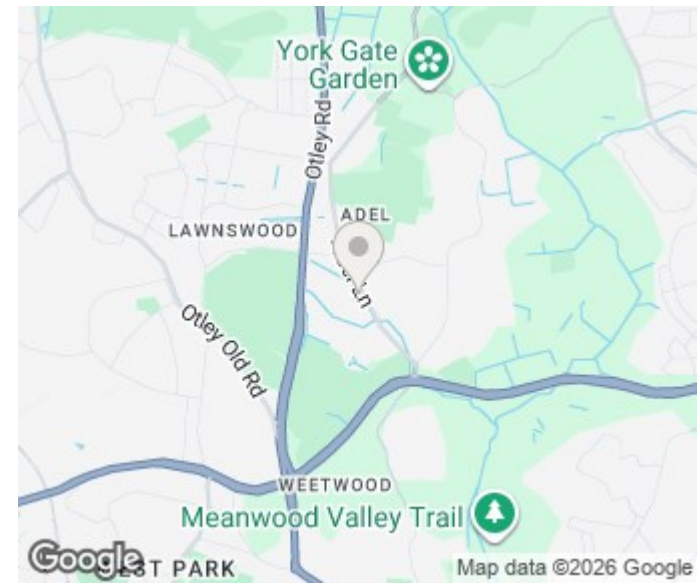
# Adel Lane, Leeds



**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>		<b>87</b>	<b>92</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	

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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