



BECK COTTAGE LONG CAUSEWAY

LEEDS, LS16 8EE

£875,000
FREEHOLD

Monroe is delighted to present this prestigious five-bedroom detached residence, offering expansive four-storey living designed to be the ultimate family home. Perfectly balancing generous private quarters with flexible entertainment spaces, this exceptional property blends practical daily living with effortless hosting.

MONROE

SELLERS OF THE FINEST HOMES

BECK COTTAGE LONG CAUSEWAY

- Located in the sought-after location of Adel
- A five-bedroom cottage
- Versatile rooms to suit modern family life.
- Substantial detached garage
- Beautiful character throughout
- Stunning top floor master suite
- Impressive open-plan kitchen and dining space
- Convenient utility room
- Sold chain free



Upon entering through the front door, you are welcomed into a spacious entrance hall, with a further reception hall providing access to the guest cloakroom and useful utility room. There is also a versatile reception room, ideal as a formal sitting room, home office or cosy family snug.

The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, offering plenty of space for both everyday family life and entertaining. The stylish kitchen is finished with Quartz worktops, a central island and a comprehensive range of integrated Miele and Neff appliances. The generous dining and seating areas create a sociable space for everyone to gather, while double doors lead from the dining area into a bright conservatory with attractive bay windows and views across the rear garden, as well as direct access outside. The property also benefits from a smart NEST heating system, allowing the heating to be controlled remotely via your mobile for added comfort and convenience.

A central staircase leads down to the lower ground floor, where you will find a fantastic home leisure space. The lower floor offers excellent versatility, with the generous space lending itself perfectly to a home gym and dedicated cinema room, subject to the purchaser's preferred use and requirements.

The first floor is home to four well-proportioned

bedrooms, offering excellent flexibility for family living and guests, together with the family bathroom. One of the bedrooms benefits from its own en-suite shower room, while the three remaining bedrooms are served by a spacious four-piece family bathroom.

The entire top floor is given over to a superb principal bedroom suite, filled with natural light from several skylights. The generous bedroom is complemented by a walk-in wardrobe, extensive built-in storage and a stylish en-suite bathroom, creating a private and peaceful retreat away from the rest of the house.

Externally, the property occupies private, south-facing surrounding grounds, accessed via impressive electric gates for added privacy and security. It also benefits from a substantial detached double garage with an electric roller shutter door, providing secure parking and excellent additional storage.

REASONS TO BUY

- Located in the sought-after location of Adel
- Sold chain free
- A five bedroom cottage
- Built in walk in wardrobe
- Versatile rooms to suit modern family life
- Substantial detached garage
- Beautiful character throughout
- Stunning top floor master suite

- Impressive open-plan kitchen and dining space
- Convenient utility room

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 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

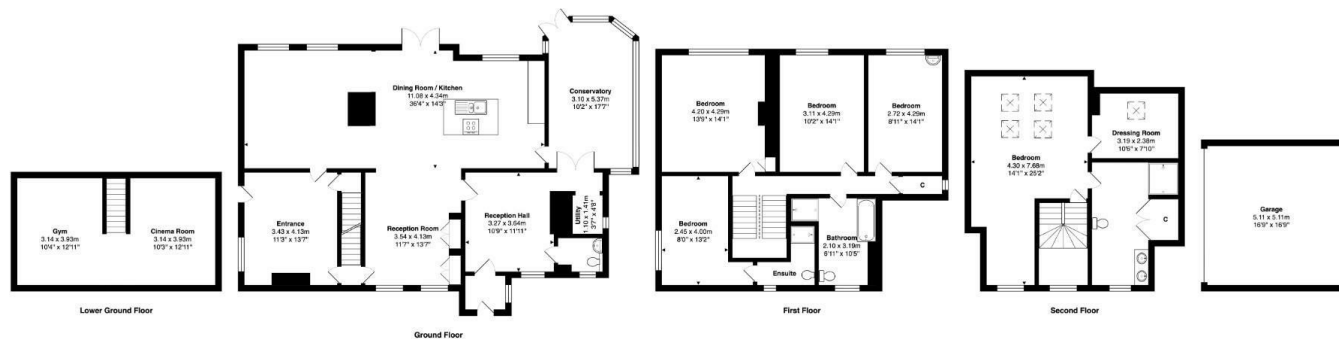
Council Tax – Band G

Viewings – By Appointment Only

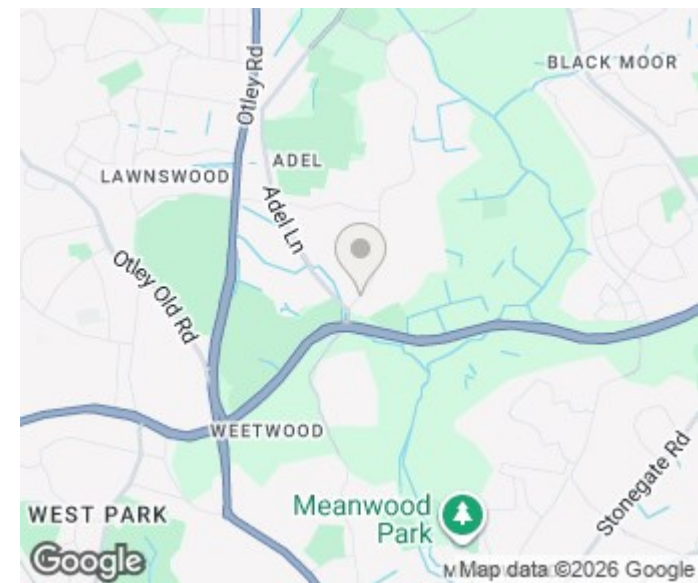
Floor Area – 3310.00 sq ft

Tenure – Freehold





Total Area: 507.5 m² - 5430.97
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(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

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

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

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