



532 OTLEY ROAD, ADEL, LEEDS,  
LEEDS, LS16 8DL

£520,000  
FREEHOLD

Monroe is delighted to present this beautifully presented four-bedroom semi-detached home, offering an exceptional blend of traditional charm and modern functionality. Extending to approximately 1,638 sq ft, the property boasts a bright and spacious layout perfect for family living and entertaining.

MONROE

SELLERS OF THE FINEST HOMES

# 532 OTLEY ROAD, ADEL, LEEDS,

- Chain free
- Excellent transport links and local amenities
- New kitchen
- Off street parking
- Substantial outbuilding and garage
- Turn key property
- Immaculately presented throughout
- Low-maintenance rear garden with deck
- 3 reception rooms
- Finished to a high standard



## Otley Road, Adel

Stunning Four-Bedroom Family Home in Highly Sought-After Adel

Monroe is delighted to present this impressive four-bedroom semi-detached home, combining classic character with contemporary living across approximately 1,638 sq ft. Perfectly suited for modern family life, this property offers a bright, versatile layout designed for both everyday living and entertaining.

Step inside to a welcoming entrance hall that sets the tone for the spacious, light-filled interiors. To the front, a formal living room with a large bay window creates an elegant, inviting space. At the rear, a stunning open-plan kitchen, dining, and living area floods with natural light and offers direct access to the low-maintenance garden—ideal for alfresco dining, family gatherings, or simply relaxing outdoors. The modern galley-style kitchen boasts ample storage and integrated appliances, while a conveniently located guest cloakroom completes the ground floor.

Upstairs, four generously sized bedrooms and a beautifully finished family bathroom provide flexible accommodation for families, home offices, or guest rooms. The primary bedroom echoes the bay window of the living room below and offers excellent storage and natural light, while the second double bedroom overlooks the rear garden. Two further rooms provide

versatile options for children or work-from-home space.

Externally, the property impresses with a substantial outbuilding, deep garage, and dedicated utility space, adding practicality and convenience. The rear garden combines a decked area for dining and entertaining with paved areas suitable for additional seating or play. Off-street parking completes this turn-key family home.

Why Buyers Love This Home:

Prime location in highly desirable Adel

Four spacious bedrooms

Perfect for families and professionals alike

Excellent transport links and local amenities nearby

Turn-key condition with high-quality finishes throughout

Low-maintenance garden with decked entertaining area

Substantial outbuilding and garage

Flexible living spaces for modern lifestyles

A rare opportunity to secure a beautifully presented, move-in ready home in one of North Leeds' most

sought-after neighbourhoods.

## 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

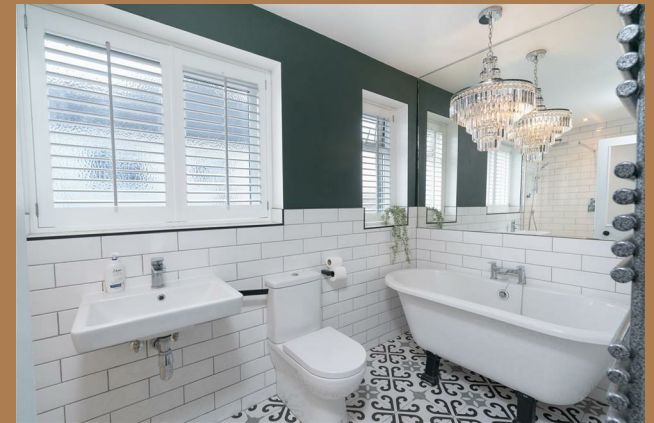
We are advised that the property is Freehold and that

vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

## 532 OTLEY ROAD, ADEL, LEEDS,





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## ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

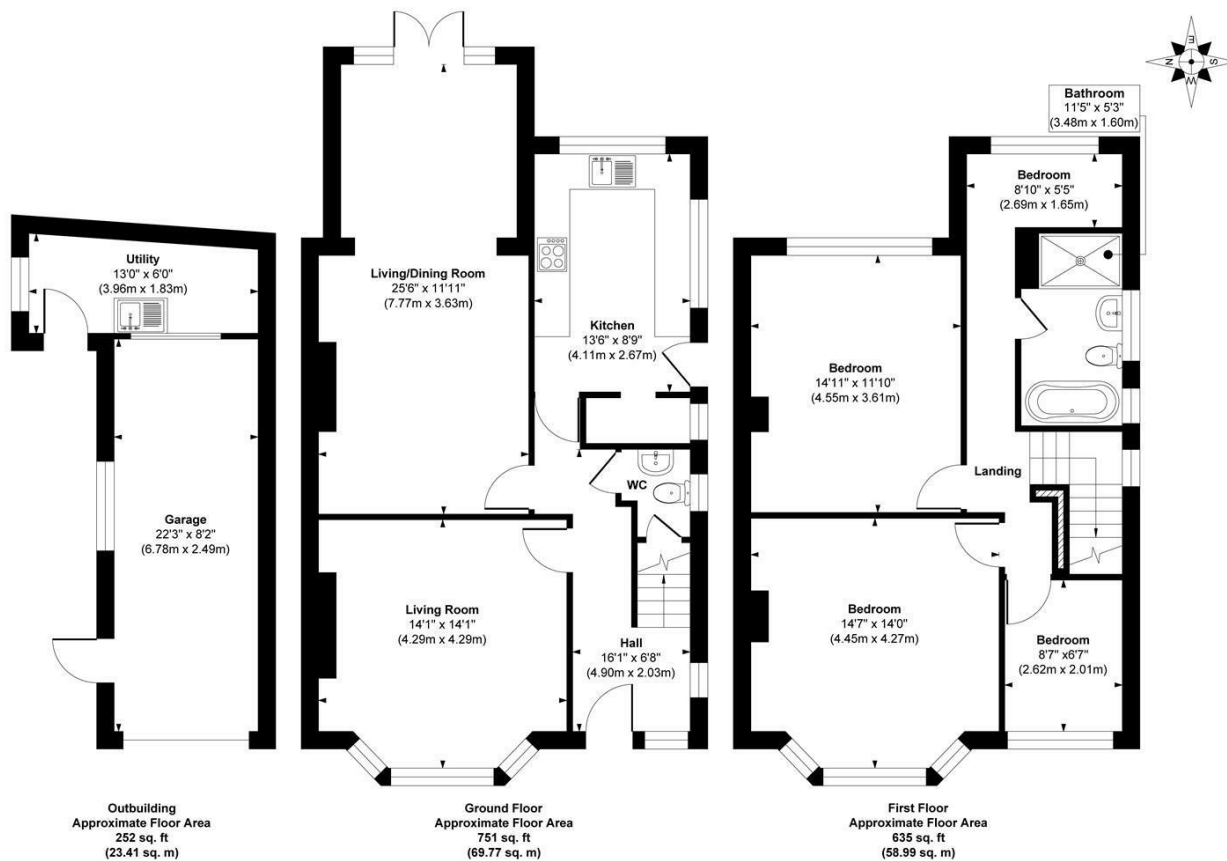
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1638.00 sq ft

**Tenure** – Freehold

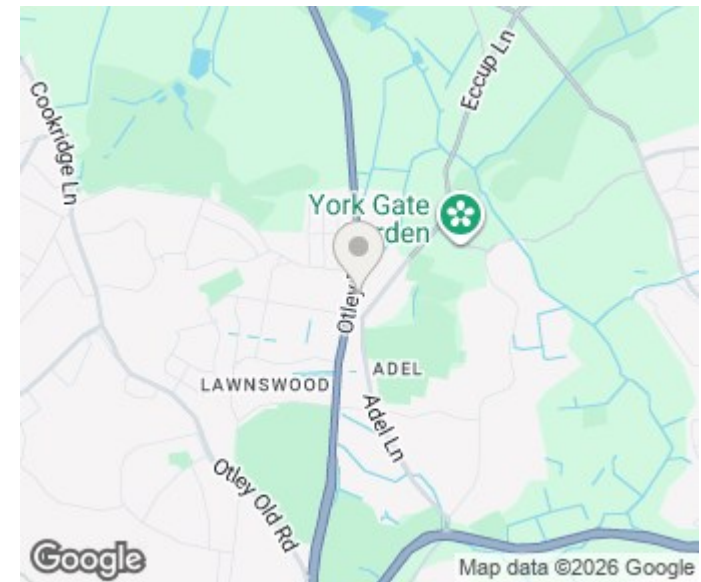




**Approx. Gross Internal Floor Area 1638 sq. ft / 152.17 sq. m (Including Outbuilding)**

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		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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