16 SUNGLEAM HILL

LEEDS, LS16 8GL

£775,000

FREEHOLD

Occupying an impressive position on the sought-after Adel location, this substantial five-bedroom detached family home offers over 2,000 sq. ft. of versatile internal accommodation, including the integral garage. Arranged over three spacious floors, the property has been thoughtfully designed to provide flexible living space, generous bedroom accommodation and a layout perfectly suited to modern family life.

MONROE

SELLERS OF THE FINEST HOMES

16 SUNGLEAM HILL

• Situated in the highly desirable area of Adel • Five generous sized bedrooms • Open-plan dining kitchen with AEG Integrated appliances • Property features a ground floor WC • Spacious, South-West facing garden • Integral garage and driveway for extra convenience • Spacious accommodation arranged over three floors • Separate utility room • Beautifully presented throughout • Turnkey residence

The welcoming entrance hall creates an excellent first impression and leads through to the spacious living room, where large windows allow natural light to flood the space, creating a warm and inviting atmosphere ideal for both relaxing and entertaining. A convenient ground floor WC is positioned off the hallway, while stairs rise to the upper floors.

To the rear of the property, the stunning open-plan dining kitchen forms the heart of the home. Offering ample space for cooking, dining and socialising featuring integrated AEG appliances, the room comfortably accommodates a large dining table alongside a central island, making it perfect for family gatherings and entertaining guests. Double doors open directly onto the garden, seamlessly blending indoor and outdoor living during the warmer months. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities with external access.

The integral garage offers excellent storage or secure parking and could also present potential for conversion, subject to the necessary planning permissions and building regulations.

The first floor provides four well-proportioned bedrooms, ensuring excellent flexibility for growing families or those working from home. The principal bedroom benefits from its own en-suite shower room together with access to a private balcony, creating an ideal space to enjoy morning coffee or evening relaxation. A second bedroom also enjoys access to a balcony, while the remaining bedrooms are generously sized and served by a stylish family bathroom. Occupying the entire second floor, the fifth bedroom provides an exceptional principal or guest suite. This spacious room benefits from its own en-suite bathroom, a useful adjoining store room and ample floor space, making it equally suitable as a luxurious master suite, teenager's retreat or dedicated home office.

Externally, the property is complemented by a spacious, south-west-facing rear garden, perfect for family enjoyment, entertaining, and al fresco dining. Beautifully maintained and enclosed by fencing, it provides both privacy and an attractive outdoor setting. To the front, the property benefits from off-road parking and boasts excellent kerb appeal, creating a welcoming first impression.

Residents will also benefit from a newly created communal green space, thoughtfully designed to enhance the surrounding environment and provide an attractive setting for all to enjoy. The landscaped grounds will feature a charming park area alongside a picturesque pond, creating a peaceful retreat ideal for leisurely walks, relaxing outdoors, or spending time with family and friends.

Reasons to buy

- Situated in the highly desirable area of Adel
- Five generous sized bedrooms
- Open-plan dining kitchen with AEG Integrated appliances
- Property features a ground floor WC
- Spacious, South-West facing garden
- Integral garage and driveway for extra convenience
- Spacious accommodation arranged over three floors
- Separate utility room
- Beautifully presented throughout
- Turnkey residence

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 school is 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

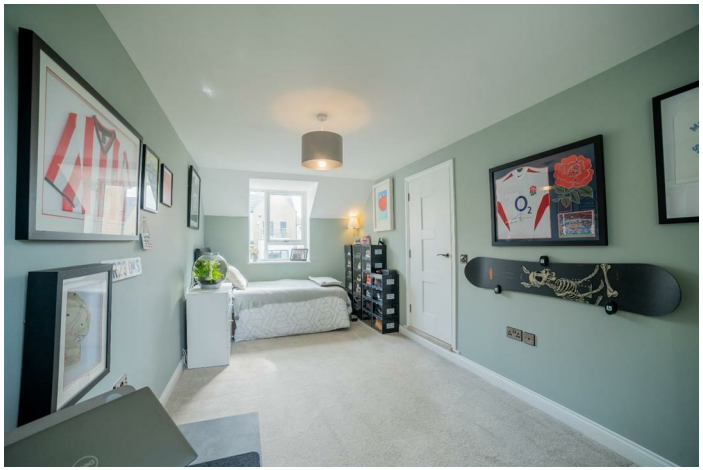
TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

16 SUNGLEAM HILL



16 SUNGLEAM HILL

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

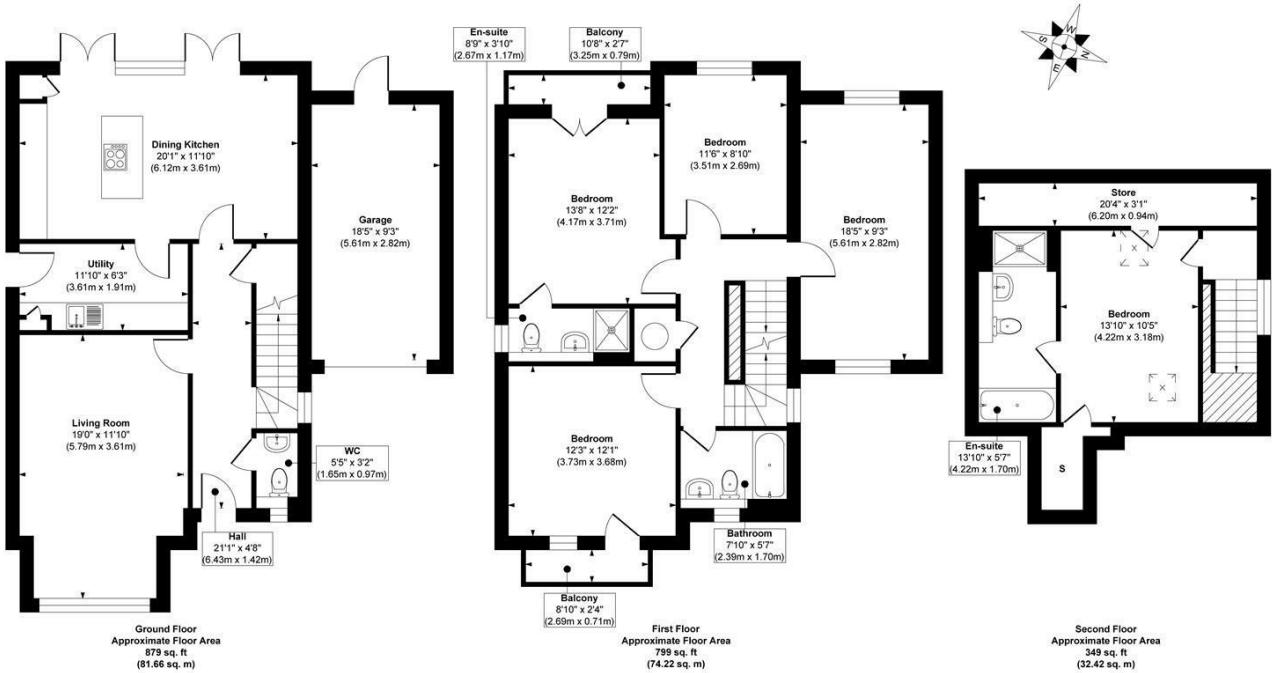
Council Tax – Band

Viewings – By Appointment Only

Floor Area – 2027.00 sq ft

Tenure – Freehold

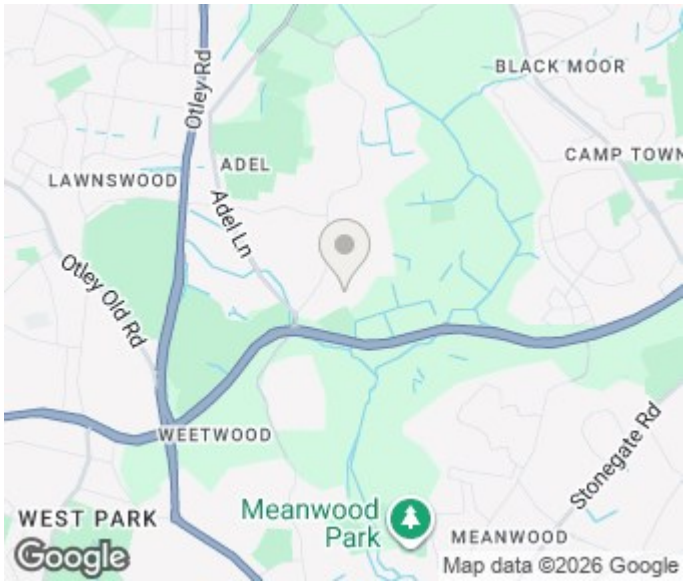
Sungleam Hill, Leeds

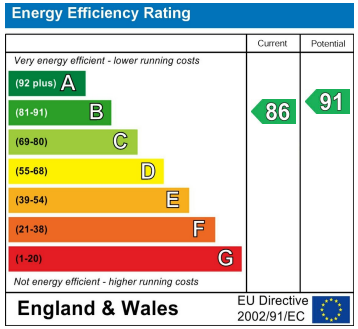


Approx. Gross Internal Floor Area 2027 sq. ft / 188.30 sq. m (Including Garage)

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

Copyright © Show Home.





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

MONROE

SELLERS OF THE FINEST HOMES