

1 Adel Towers Close, Adel, Leeds,  
West Yorkshire, LS16 8ES  
£435,000 Freehold

walkersmale





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In a SLIGHTLY ELEVATED POSITION for WINDOW PRIVACY FROM THE ROAD and DELIGHTFULLY LOCATED in this SOUGHT AFTER "CRESCENT" of all detached properties and a variety of styles and sizes creating interest and individuality, AN OUTSTANDING OPPORTUNITY FOR A LARGER GROWING FAMILY to purchase this SUPERB DETACHED RESIDENCE and the IMPRESSIVE SIZE of which is IMPOSSIBLE TO ASSESS FROM THE OUTSIDE. This LOVELY FAMILY HOME has BEEN EXTENDED at ground floor level to provide VALUABLE ADDITIONAL RECEPTION SPACE and a LAUNDRY-UTILITY ROOM, and as well as a GUEST CLOAKROOM/WC, the property also features FOUR BEDROOMS including AN IMPRESSIVE, GENEROUSLY FITTED MASTER BEDROOM with the advantage of AN EN-SUITE SHOWER ROOM and the FOURTH BEDROOM IS OF VERY GOOD SIZE. The ELEGANT LOUNGE can be combined with the dining room and the adjoining sitting room/"snug" to provide AN EXCEPTIONAL THROUGH ROOM approximately 33'8" in length which is ideal for family living and also for entertaining, particularly for parties and larger family gatherings. The VERY WELL PRESENTED ACCOMMODATION also benefits from GENEROUS WINDOW SPACE providing EXCELLENT NATURAL LIGHT and the property, which, is tastefully decorated to a high standard in mainly neutral schemes, is further enhanced by the DELIGHTFUL, PRIVATE REAR GARDEN OF GOOD SIZE with bat 'n' ball lawn.

**£435,000 Freehold**







**AMENITIES:** The property is situated in this much sought after established residential area, to the north-west of Leeds and is ideally placed for comfortable daily commuting to Leeds city centre and yet is within easy walking distance of delightful woodland rambles. Open countryside and local golf courses are also only a short drive by car. The property is also very conveniently located for comfortable daily commuting, by car, to the other commercial centre of Bradford, the former spa towns of Harrogate and Ilkley and also the historic, active market town of Otley. There are regular public transport facilities to Leeds city centre via Headingley and the university, on Long Causeway - which is barely five minute's walking distance. Golden Acre Park is only a few minute's drive and Leeds and Bradford Airport about 15-20 minute's drive. The local parades of shops in Adel, which are on the main Otley Road include a Co-op with post office facility and recently opened Subway and Gregg's bakery at the Esso Garage within relatively easy walking distance. More extensive shopping facilities can be found at Headingley, Horsforth, Moortown and Meanwood (offering a choice of supermarkets including Sainsbury's, Waitrose and Morrisons) and all of which are within about ten minute's drive. The Village Hotel and Leisure Club is only a few minute's drive by car in the direction of Leeds. Adel Woods, which have links to the Meanwood Valley Trail providing delightful woodland walks and rambles with an abundance of birdlife and an interesting variety of wildlife to observe and enjoy in a lovely peaceful setting, are within very easy reach.

**DIRECTIONS:** FROM THE TRAFFIC LIGHTS IN ADEL ON THE MAIN OTLEY ROAD (A660) turn into Church Lane (see the signpost Adel and Eccup) and about 75 paces along turn right at the "T" junction into Adel Lane. Proceed forward on Adel Lane for approximately one third of a mile and turn left into St Helens Lane. At the far end of St Helens lane turn right into Long Causeway and then take the first turning on the left into Adel Towers Court, when Adel Towers Close is then the first turning on the left and this property is a short way along on the left.

**ACCOMMODATION:** The property, which, has GAS CENTRAL HEATING, also has THE ADVANTAGE OF UPVC DOUBLE GLAZED SEALED UNIT



WINDOWS and there is A WATER METER. The VERY WELL PRESENTED, WELL PROPORTIONED and VERY WELL-LIT FAMILY ACCOMMODATION briefly comprises:

#### GROUND FLOOR

**UPVC FRONT DOOR** Incorporating colourful leaded double glazed sealed unit panel and with wide UPVC double glazed sealed unit side screen with decorative diamond shaped lead work, adding interest and character.

**LIGHT ENCLOSED ENTRANCE PORCH** OF GOOD SIZE With ample space for house plant displays and for an item or two of garden relaxation furniture. There is exposed stone-work to one wall and contrasting cream painted brickwork on the opposite wall and a hardwood glass panelled door with tall patterned (for privacy) glazed side screen, provides access to the....

**LONG "L" SHAPED RECEPTION HALL** With decorative cornice to the ceiling, central heating radiator and useful very deep under stairs cloaks hanging and storage cupboard with shelves and electric light and approached via twin louvre style doors. A fifteen-pane glass panelled hardwood door provides access to the...

**LOUNGE** Which is A VERY ELEGANT, WELL-LIT ROOM with cornice to the ceiling, enhancing the elegance and style and a generous, wide, four-sectional UPVC double glazed sealed unit bow style window, to the front elevation incorporating decorative, diamond shaped lead work, adding interest and character and with deep display sill. Adam style fire surround with colourful marble interior and a real flame coal effect gas fire inset on matching hearth and a most attractive feature and very much the focal point of the room. Central heating radiator and four wall lights, on dimmer switch, for added effect. Sliding twin glass panelled doors with matching fixed side screens, provide direct access to/from the separate/connecting....



**DINING ROOM WITH ADJOINING SITTING ROOM/"SNUG"** In a very attractive, contemporary style, open plan arrangement and when combined with the lounge (previously described) form AN EXCEPTIONAL THROUGH ROOM some 33'8" or so in length....IDEAL FOR RELAXED LIVING and also FOR ENTERTAINING, particularly for parties and larger family gatherings and comprising;....

**DINING AREA** With corniced ceiling, central heating radiator with a display ledge above and high-level double glazed sealed unit non-opening "picture" panel to the side elevation. A wide, arch shaped aperture leads to the adjoining....

**SITTING ROOM/"SNUG"** Also with cornice to the ceiling and UPVC double glazed sealed unit French style doors providing direct access to the herringbone style block paved patio and DELIGHTFUL PRIVATE REAR GARDEN and with the advantage of NO OTHER PROPERTIES' WINDOWS



**FACING!** Feature stone fire surround with an enclosed real flame log-effect gas fire on stone hearth and incorporating a display niche and with wall light above.

**BREAKFAST-DINING KITCHEN** Which is **WELL PLANNED** and **VERY TASTEFULLY FITTED** with a range of maple wood style fronted wall units and matching base units with wide and long dark coloured working surfaces providing an attractive contrast with the light coloured units, as does the slate style tiled floor. Circular shaped stainless steel inset sink with corner chrome dual-flow tap and adjacent circular shaped drainer beneath the generous, wide UPVC double glazed sealed unit window incorporating a large "picture" panel **FRAMING THE DELIGHTFUL PRIVATE REAR GARDEN OUTLOOK.** The window incorporates an Xpelair extractor fan. Smeg four burner gas hob with a Smeg electric, fan assisted oven beneath and cooker hood with lights in a stainless steel canopy above. Integrated LAMONA automatic dishwasher, wine racks and space for upright fridge/freezer. There is also ceramic tiling to the kitchen walls, practical concealed lighting above the working surfaces and painted "beamed" style ceiling with eyeball spotlights.

**THE BREAKFAST-DINING AREA** Has a decorative dado rail, central heating radiator and fifteen pane glass panelled hardwood door providing direct access to the....

**LAUNDRY-UTILITY ROOM** With the continuation of the slate style tiled floor from the kitchen, creating a very appealing overall appearance. There is the advantage of doors providing access to both the front of the property via a hardwood door and to the rear garden via a UPVC double glazed sealed unit door with daisy patterned glass. The laundry-utility room also has **HALF TILED WALLS** and a range of white "high gloss" fronted wall units and contrasting dark coloured working surface with plumbing for washing machine beneath and a cupboard unit on either side. From the laundry-utility room there is also access to the....

**BOILER ROOM** Housing the wall mounted Pro Exclusive condensing combination central heating boiler and with electric light and storage space.

**HALF TILED GUEST CLOAKROOM** Approached via a white panelled style door and with modern white fittings comprising low suite WC with dual flush and wash hand basin with chrome dual-flow tap and toiletries storage cabinet beneath. UPVC double glazed sealed unit window with daisy patterned glass for privacy plus roller blind for additional privacy.

**DECORATIVE WROUGHT IRON INSET BALUSTRADED STAIRCASE** With handrail on the opposite side, provides access from the reception hall to the....

#### FIRST FLOOR

**LANDING OF INTERESTING SHAPE** With **LOFT HATCH** above and white panelled style doors to the bedrooms and the bathroom.

**THE IMPRESSIVE MASTER SUITE COMPRISES;**....

**BEDROOM 1** With **TWO UPVC DOUBLE GLAZED SEALED UNIT**



**WINDOWS** to the front elevation incorporating diamond shaped lead work and **FITTED WARDROBES** either side of the bed area with a unit of drawers on both sides and illuminated corner glass shelved display units plus a range of high-level cupboards above the bed and concealed atmospheric and reading lights. Matching fitted dressing table and deep shelved clothes storage unit....virtually only the bed required to complete the room. Central heating radiator and cornice to the ceiling.

**EN-SUITE, FULLY TILED SHOWER ROOM** With white fittings comprising low suite WC and pedestal wash basin. **CORNER SHOWER CUBICLE** with sliding twin doors and Mira 415 unit with extractor fan above. UPVC double glazed sealed unit window with patterned glass and roller blind and central heating radiator beneath.

**BEDROOM 2/GUEST BEDROOM** Which is A **VERY WELL-LIT ROOM** by virtue of the almost full width UPVC double glazed sealed unit window, to the rear elevation, which incorporates a large "picture" panel **FRAMING A DELIGHTFUL OUTLOOK OVER THE GARDEN** and **TOWARDS ESTABLISHED TREE TOPS** in the distance plus A **LOVELY WIDE EXPANSE OF SKYLINE** and enjoying a westerly facing aspect. There is also A **GENEROUS RANGE OF FITTED WARDROBES** ("His" and "Hers") with central dressing table and light and mirror above plus high level storage units.....once again virtually only the bed required to complete the room.

**BEDROOM 3** With **ADJOINING DRESSING AREA** or **STUDY AREA** and which would be ideal for a teenager within the family to have their own private space and once again virtually only the bed required to complete the room. This room comprises **BED AREA** with central heating radiator and UPVC double glazed sealed unit diamond shape leaded window to the side elevation with **NO OTHER PROPERTIES' WINDOWS FACING!** From the bed area there is an arch shaped aperture leading to the adjoining **DRESSING/STUDY AREA** with **DEEP FITTED RECESSED WARDROBES** and a wide UPVC double glazed sealed unit diamond shaped leaded window to the front elevation.

**BEDROOM 4** Which is A **VALUABLE FOURTH BEDROOM OF GOOD SIZE** or **HOME OFFICE** with central heating radiator beneath the UPVC double



glazed sealed unit "picture" panelled rear window ENJOYING THE SAME LOVELY OUTLOOK and ASPECT as bedroom 2. There are three spotlights on track to the ceiling on a dimmer switch.

SMART, FULLY TILED FAMILY BATHROOM With TWO UPVC DOUBLE GLAZED SEALED UNIT WINDOWS both with matching daisy patterned glass. The coloured suite with gold coloured fittings comprises panelled bath with Regent II shower unit, glass shower screen and extractor fan above, matching "His" and "Hers" wash hand basins with corner dual-flow taps and arch shaped mirrors above with central twin lights and towel and toiletries cabinets beneath, bidet and THIRD LOW SUITE WC. Central heating radiator and recessed eyeball spotlights to the ceiling.

#### OUTSIDE

FRONT: Wide herringbone style block paved driveway offering potential STANDING SPACE FOR TWO CARS (depending on the sizes) side by side and leading to the....

PROJECTING INTEGRAL GARAGE With up and over door, UPVC double glazed sealed unit window with autumn leaf patterned glass, water tap and a personal side service door. Notice also the height of the ceiling.

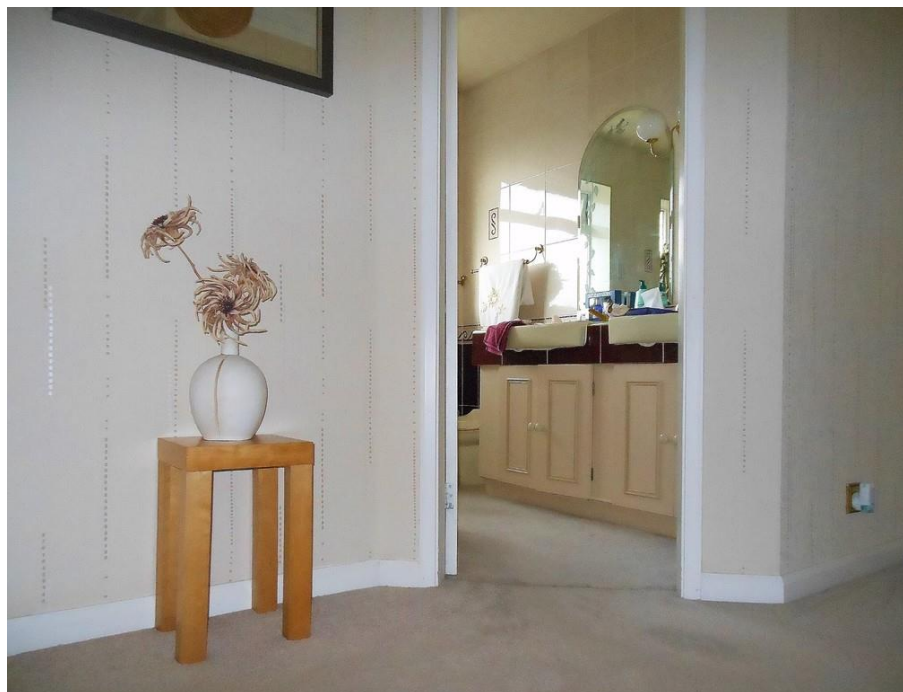
There is also SPACE ON BOTH SIDES OF THE PROPERTY FOR A GARDEN SHED/GREENHOUSE, etc.

The front garden comprises neat shaped lawn with borders and three specimen conifer trees to the front, rose bushes and a variety of shrubbery including Hydrangea and Camellia.

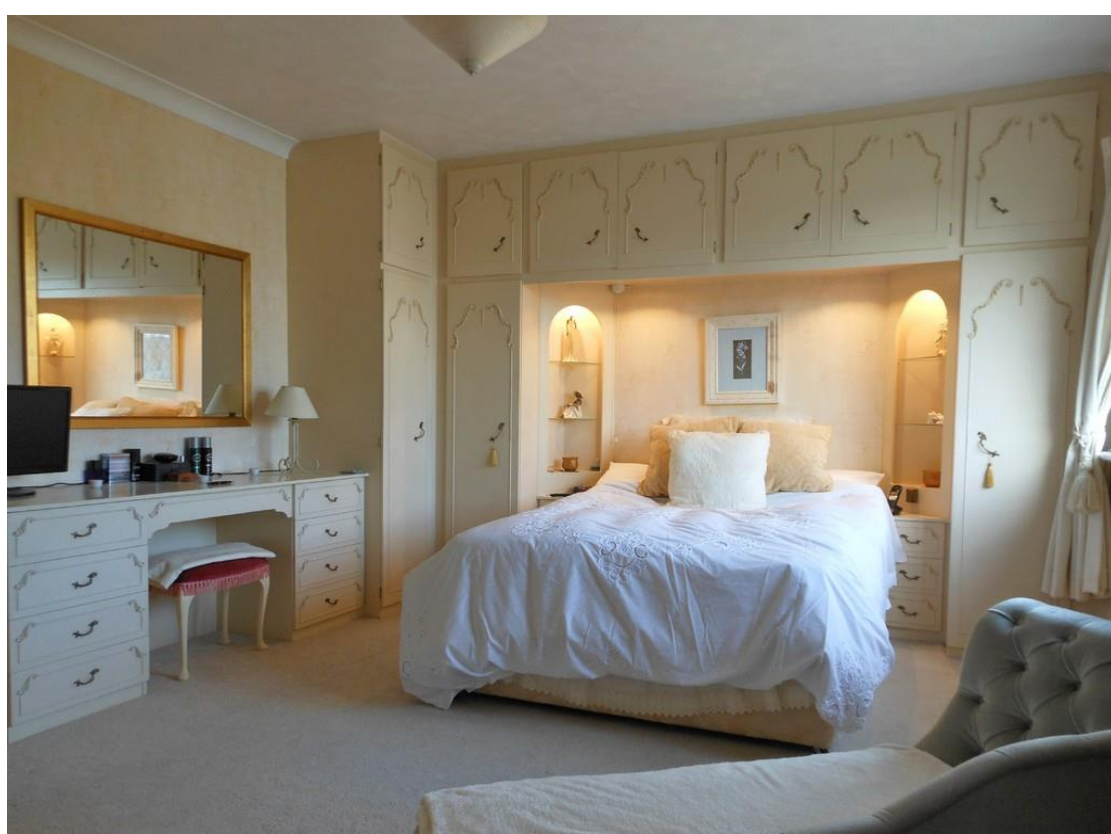
REAR: THE DELIGHTFUL, PRIVATE REAR GARDEN OF GOOD SIZE further enhances this lovely family home and comprises extensive, full width herringbone style block paved patio, to the immediate rear, ideal for garden relaxation furniture, tubs of shrubs and plant displays and barbecue equipment and beyond which there is a neat bat 'n' ball lawn with well stocked borders which have an interesting variety of mature plants and shrubbery and several conifer trees. USEFUL GARDEN SHED.

PLEASE NOTE: The extent of the property and its boundaries are subject to verification by an inspection of the deeds.

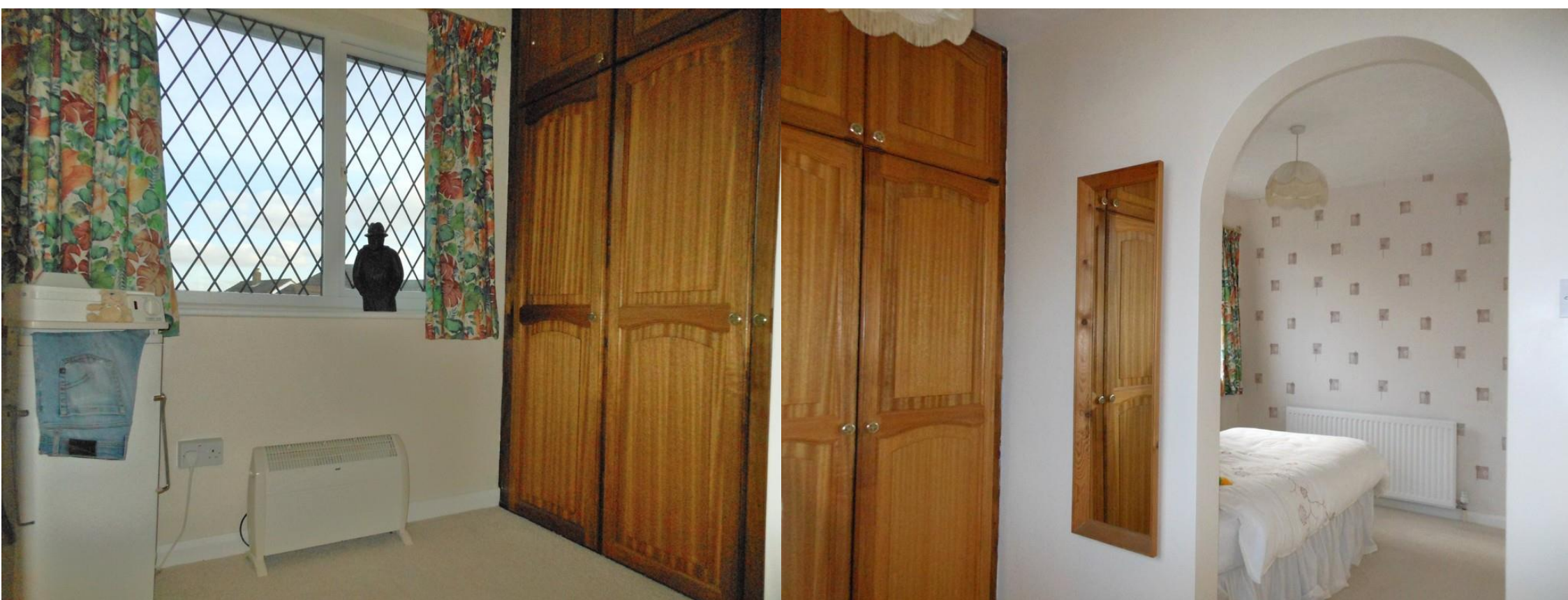
VIEWING ARRANGEMENTS: Strictly by appointment through Walker Smale's North Leeds Property Showroom, telephone 0113-2785812.













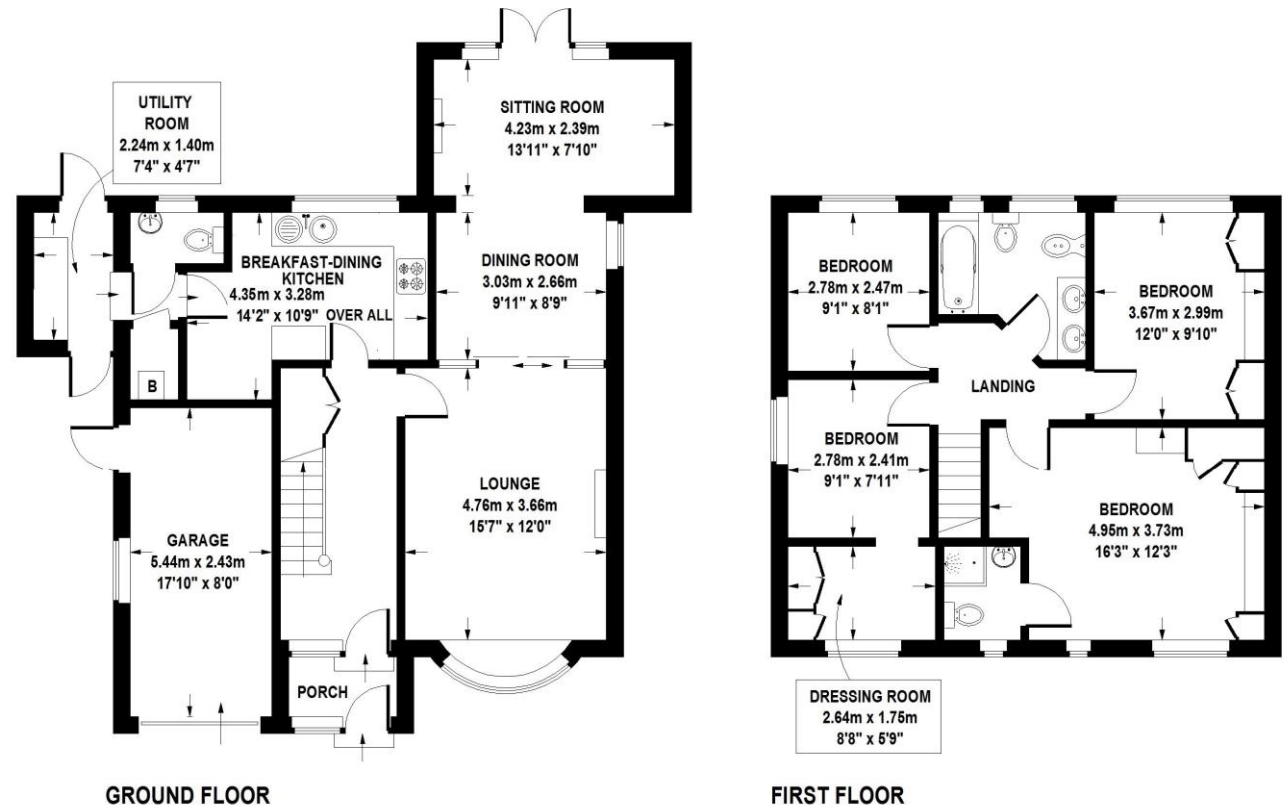
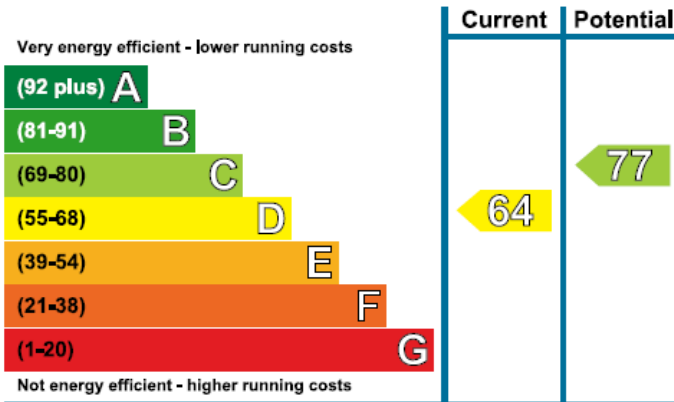
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## Floorplan

### Energy Efficiency Rating



### 1 ADEL TOWERS CLOSE

This plan is for reference only and is in accordance with PMA guidelines.

It is not to scale and all measurements are approximate.

Fixtures and fittings are for illustrative purposes only and do not form part of a contract. (ID 388918)



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