

HUNTERS®

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40A Heathfield, Adel, Leeds, LS16 7AB

Guide Price £800,000

Property Images



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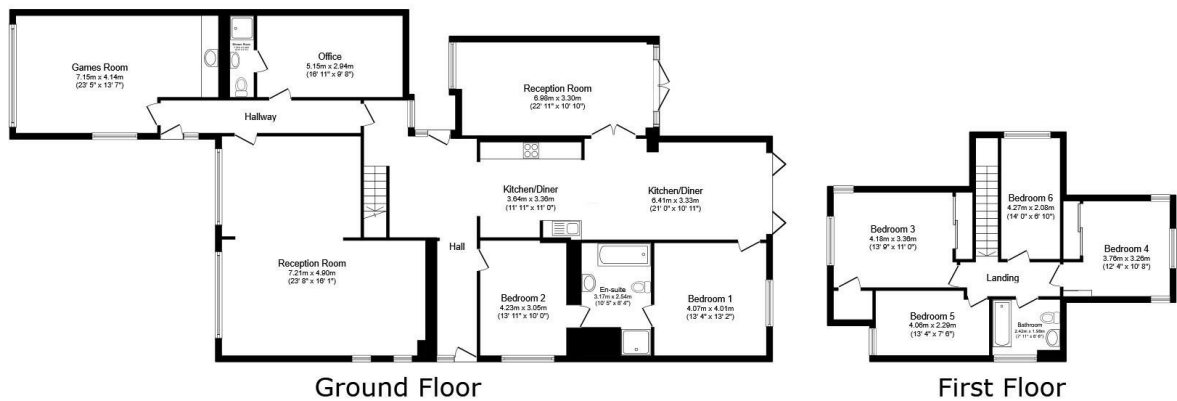


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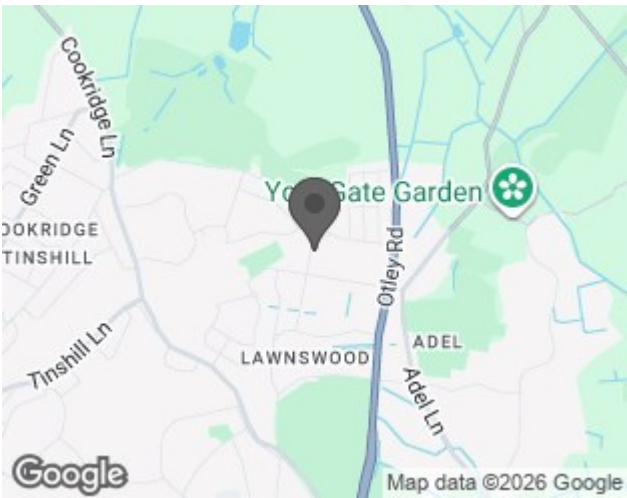
Total floor area: 289.7 sq.m. (3,118 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 6 Bathrooms: 3 Receptions: 4 Tenure: Freehold

Summary

An exceptional six-bedroom detached family home extending to over 2,990 sq ft, situated on one of Adel's most desirable residential streets. Extensively refurbished and thoughtfully extended, this impressive property offers superbly versatile accommodation ideal for modern family living.

Set behind electric gated access, the property benefits from a substantial block-paved driveway providing parking for multiple vehicles. Internally, the home features four generous reception rooms, including a spacious games room, formal dining room, large lounge and dedicated home office, alongside three bathrooms and flexible bedroom accommodation across two floors.

The games room, complete with adjoining shower room and kitchenette area, offers excellent potential for use as a granny annexe, Airbnb suite or home business space. The bright and spacious main living areas are flooded with natural light, while the rear extension creates an impressive open-plan kitchen and family space with skylights and patio doors opening directly onto the garden.

The contemporary kitchen includes gloss units, granite worktops, integrated appliances and ample dining space, perfect for entertaining. Two ground floor bedrooms are served by a luxurious Jack and Jill bathroom, while the first floor offers four additional bedrooms and a further family bathroom.

Externally, the beautifully landscaped south-facing rear garden provides a private outdoor retreat, featuring lawned areas, mature planting, paved seating areas and elevated patio space ideal for entertaining.

Located in the heart of Adel, the property enjoys easy access to Leeds city centre, Harrogate and York, while benefiting from excellent local schools, amenities, cafés, restaurants and nearby countryside walks.

Features

- SUBSTANTIAL FAMILY HOME • SOUGHT AFTER LOCATION • IDEAL FOR SOMEONE REQUIRING WHEELCHAIR ACCESS • HIGH SPECIFICATION • FLEXIBLE AND VERSATILE ACCOMMODATION • OPEN PLAN LIVING KITCHEN WITH BI FOLDS • LANDSCAPED GARDENS • AMPLE PARKING FOR SEVERAL CARS AND REMOTE CONTROLLED GATES • CLOSE TO HIGHLY REGARDED SCHOOLS • HUNTERS 360 TOUR