

42 Broomfield, Adel, Leeds, LS16 6AF
Asking Price £429,500 Freehold

walkersmale



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AN OUTSTANDING OPPORTUNITY for a growing family to purchase this MOST IMPRESSIVE, LARGER STYLE SEMI-DETACHED RESIDENCE which is ONE OF ONLY A PAIR of this style in this much sought-after residential location and therefore with individuality and offering BEAUTIFULLY PRESENTED ACCOMMODATION reflecting our clients' pride and pleasure in ownership over some thirty years. THIS LOVELY FAMILY HOME has VERY WELL-LIT ROOMS OF GOOD PROPORTIONS with GENEROUS WINDOW SPACE, including THREE RECEPTION ROOMS, a WELL PLANNED and VERY TASTEFULLY and GENEROUSLY FITTED KITCHEN with several integrated appliances, and THREE BEDROOMS (third of good size with the advantage of no bulkhead!) and all with extensive wardrobes and consequently virtually only the beds are required to complete the rooms. There is also a SMART TILED FAMILY SIZED BATHROOM with corner bath and TILED SHOWER CUBICLE and an EXCELLENT "STUDIO" STYLE BOARDED LOFT AREA with very good head room to the majority and a Velux window and currently being used by our clients as a HOME OFFICE or could also be a HOBBIES-DEN. Although the property is VERY APPEALING IN STYLE and APPEARANCE, the IMPRESSIVE SIZE is impossible to assess from the outside and an internal inspection is HIGHLY RECOMMENDED to appreciate the EXCELLENT FAMILY SPACE. The DELIGHTFUL, PRIVATE REAR GARDEN is an additional feature and is further enhanced by the LOVELY ASPECT IMMEDIATELY BEYOND and there is also the advantage of NO OTHER PROPERTIES' WINDOWS FACING.

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AMENITIES: BROOMFIELD has grass verges and an interesting variety of trees, on both sides of the road, enhancing the appeal of this sought-after residential location which is within easy reach of open countryside and local golf courses and is also ideally placed for comfortable daily commuting, by car, to the commercial centres of Leeds and Bradford as well as the former spa towns of Harrogate and Ilkley. There are regular public transport facilities to Leeds city centre, via Headingley and the university, on Otley Road - which is only several minute's walking distance from this property and in the other direction, also on Otley Road, bus services to the historic, active market town of Otley and the former spa town of Ilkley with connections to Skipton market town. There is also a Coop with post office facility as well as restaurants and a fish and chip shop and all of which are within approximately ten minute's walk. There is a Subway and Greggs bakery at the Esso garage within relatively easy walking distance and in the other direction a Wild Bean Cafe and Marks and Spencers mini food store a similar 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 approximately ten minute's drive. The famous Golden Acre Park is barely five minute's drive by car and also on the bus route from Otley Road and Leeds Bradford Airport is approximately 15 minute's drive. The popular and active, historic market town of Otley (15-20 minute's drive) and as previously mentioned also on a bus route from Otley Road, offers an excellent choice of shopping facilities including a Waitrose and Sainsbury's supermarket as well as other amenities. Holt Park Centre includes an enlarged Asda supermarket and also "Holt Park Active" Leisure Centre with swimming pool and sports hall is less than a mile away. There are very popular primary schools in Adel and The Holy Name Catholic Primary School on Otley Old Road, as well as Ralph Thoresby Secondary School, which is at Holt Park.

DIRECTIONS: FROM THE TRAFFIC LIGHTS IN ADEL ON THE MAIN OTLEY ROAD (A660) turn into Farrar Lane (opposite the junction with Church Lane) when Broomfield is then the second turning on the left (see the pillar box on the corner) and this property is then 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 OUTER DOORS. There is also A WATER METER. THE BEAUTIFULLY PRESENTED FAMILY ACCOMMODATION which is TASTEFULLY DECORATED and APPOINTED reflecting our clients' obvious pride and pleasure in their home, over many years, briefly comprises:

GROUND FLOOR

UPVC FRONT DOOR In character wood grain effect and incorporating twin double glazed sealed unit panels with daisy patterned glass, provides access to the.....

LIGHT ENTRANCE PORCH With UPVC double glazed sealed unit windows to three sides, ceramic tiled floor and some exposed stonework, adding interest on entering.

A HARDWOOD DOOR With double glazed sealed unit daisy patterned glass panels, on either side - complementing the front door, leads to the.....

RECEPTION HALL OF IMPRESSIVE SIZE (Virtually a small room in itself!) with space to display items of furniture and hardwood doors to the rooms on the ground floor, enhancing the charm and character on entering. Deep cornice to the ceiling and a central heating radiator.

GUEST CLOAKROOM With white fittings comprising corner wash hand basin and low suite WC with DURAVIT dual flush. Toiletries storage cabinet and UPVC double glazed sealed unit window with daisy patterned glass for privacy.

ELEGANT, WELL-LIT LOUNGE With cornice to the ceiling, enhancing the elegance and style and a wide, six-sectional UPVC double glazed sealed unit bow-bay style window to the front, westerly-facing elevation, providing very good natural light. Handsome mahogany fire surround



with a marble interior plus a matching hearth and a real flame, coal effect gas fire with brass trim and a most attractive feature and very much the focal point of the room. Three matching wall lights, for added effect and a central heating radiator.

SEPARATE FORMAL DINING ROOM Also with cornice to the impressively high ceiling, central heating radiator and sliding, double glazed sealed unit patio door in an aluminium frame with matching fixed side screen, leading to the CONNECTING.....

FAMILY RELAXATION ROOM In a "CONSERVATORY" STYLE with full width UPVC double glazed sealed unit windows including French style doors, providing direct access to the paved patio and rear garden plus a SEPARATE UPVC double glazed sealed unit French style door to the side, also providing access to the patio and all with fitted roller blinds. Laminate oak panelled style floor, central heating radiator and a matching up-lighter on opposite walls.

This is an ideal room in which to sit and relax in privacy and ENJOY THE DELIGHTFUL REAR GARDEN OUTLOOK and also a room which, when combined with the dining room, previously described, provides EXCELLENT RECEPTION SPACE for entertaining, particularly for parties and family gatherings.

WELL PLANNED AND VERY TASTEFULLY FITTED KITCHEN With access from both the third reception room and from the reception hall and with a dark ceramic tiled floor, which provides an attractive contrast with the white, high-gloss fronted units and which comprise; a generous range of wall units and matching base units with long working surface and also incorporating two matching units of drawers. ASTRACAST one and a half bowl inset sink with single side drainer and chrome dual flow tap beneath the wide, UPVC double glazed sealed unit "picture" panelled window FRAMING PART OF THE DELIGHTFUL PRIVATE REAR GARDEN OUTLOOK and with the advantage of NO OTHER PROPERTIES' WINDOWS FACING! belling SYNERGIC four-plate INDUCTION hob with ducted cooker hood and lights concealed in a canopy above. The BOSCH electric, fan assisted oven with grill above and Panasonic eye-level microwave were installed in the latter part of 2018, and have a further deep cupboard space above and pan storage drawer beneath. American style fridge and freezer with ice and water dispenser and concealed sliding, pull-out larder unit with metal racks to maximise the storage space. Integrated BOSCH automatic washing machine and integrated NEFF automatic dishwasher. The corner base unit has a rotating carousel style shelf for ease of access and there is practical ceramic splash tiling and concealed spotlights above the working surfaces. Contemporary style vertical radiator, down-lighters to the ceiling and a useful, tall ironing board and vacuum cleaner storage cupboard.

THE LOVELY, OPEN SPINDLED, BALUSTRADED TURNED STAIRCASE With UPVC double glazed sealed unit non-opening window on the half landing, which has daisy patterned glass, leads to the.....

FIRST FLOOR

WELL-LIT "GALLERIED" STYLE LANDING With a section of decorative open spindled railings - matching the staircase and the ORIGINAL DOORS to the rooms.

BEDROOM 1 With AN EXTENSIVE RANGE OF FITTED WARDROBES, which have sliding, coloured glass panelled doors providing maximum clear floor space and including a deep corner wardrobe with adjacent clothes storage unit and twin mirror-fronted doors. There is a third mirror-fronted door at the opposite end of the wardrobes and a fitted headboard with a reading light on both sides.....virtually only the bed is required to complete the room. Almost full-width, six-sectional UPVC double glazed sealed unit bow-bay style front window with curve shaped central heating radiator fitted beneath and six halogen spotlights on tracks to the ceiling.

BEDROOM 2 With laminate oak panelled style floor and also with AN EXTENSIVE RANGE OF FITTED WARDROBES including clothes storage units and two of which have smoked glass doors and halogen lights



above.....once again, virtually only the bed is required to complete the room. The wide, UPVC double glazed sealed unit "picture" panelled window includes a "picture" panel FRAMING THE DELIGHTFUL REAR GARDEN OUTLOOK and towards other properties' gardens immediately beyond. Central heating radiator.

BEDROOM 3 OF GOOD SIZE With the advantage of NO BULKHEAD and virtually full-width UPVC double glazed sealed unit "picture" panelled window, to the front elevation, with central heating radiator beneath. The RANGE OF FREE-STANDING WARDROBES are to be INCLUDED IN THE SALE.

SMART FULLY TILED BATHROOM OF GOOD SIZE With three-piece coloured suite comprising panelled corner bath with chrome dual flow tap and hand-held shower, oval shaped wash hand basin also with chrome dual flow tap and large vanity mirror above plus a generous range of toiletries storage units beneath and SECOND LOW SUITE WC beneath the UPVC double glazed sealed unit window, which has daisy patterned glass for privacy plus a fitted roller blind for additional privacy. The window also has a useful "tilting" and "inwardly opening" facility. The TILED SHOWER CUBICLE has a hansgrohe shower and glass door, with adjacent chrome ladder towel radiator. Boiler store place housing the BAXI combination central heating boiler and with towel storage space beneath. Spotlights on track to the bathroom ceiling.

ALUMINIUM LOFT LADDER From the WIDE LANDING leads to the.....

"STUDIO" STYLE BOARDED LOFT AREA With VERY GOOD HEADROOM TO THE MAJORITY, a Velux window, central heating radiator and bookshelves/file storage shelves.....and currently being used, by our clients, as a HOME OFFICE but also offers potential as a HOBBIES-DEN. There is useful low-level eaves storage space plus FURTHER EXCELLENT STORAGE SPACE concealed from view, with electric light.



OUTSIDE

FRONT: Neat piece of lawn with a raised, colourful corner flower bed plus ornamental gravelled area, which also offers AN ADDITIONAL CAR STANDING SPACE if required.

THE DRIVEWAY Provides TANDEM CAR STANDING SPACE and narrows by the corner of the property and from where there is ACCESS ONLY FOR A VERY SMALL CAR to the.....

GARAGE OF GOOD SIZE With up and over door and providing EXCELLENT STORAGE SPACE and also space for a tumble dryer and for an additional fridge and freezer. The garage could also be used as a HOBBIES WORKSHOP and has double power points and strip light.

REAR: THE DELIGHTFUL, PRIVATE, REAR GARDEN further enhances this lovely family home and has an extensive raised paved patio, to the immediate rear, for garden relaxation furniture and for barbecue equipment as well as for tubs of shrubs and plant displays and beyond which there are neat lawns with well-stocked shrubbery beds which have an interesting variety of plants and shrubbery. There is also A VERY PLEASANT OUTLOOK/ASPECT to enjoy from the rear garden provided by established trees in other properties' gardens, immediately beyond, creating a lovely background.

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.



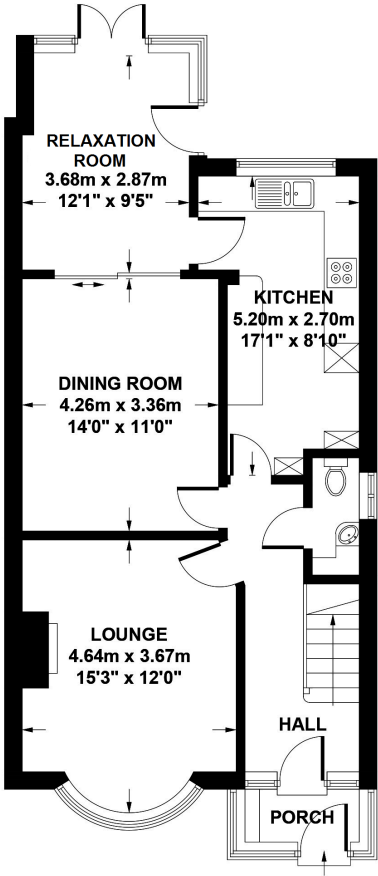


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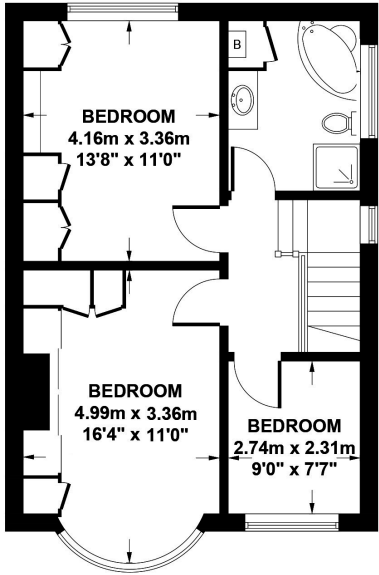
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Floorplan



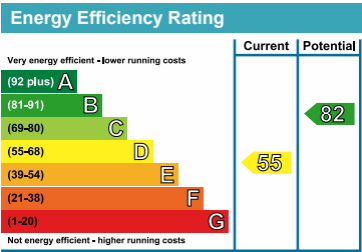
GROUND FLOOR



FIRST FLOOR

42 BROOMFIELD

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. (ID561676)



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