



8 Otley Old Road, Leeds, LS16 6HD

This impressive, newly developed home in Adel, north Leeds is laid out across over 250sq m. It comprises three reception rooms, six bedrooms and three bathrooms across three floors.

With a spacious driveway for multiple vehicles, this house enters into a grand hallway which accesses the two front living rooms, a guest WC and rear kitchen diner. This stunning space benefits from bifolding patio doors and velux windows, providing ample natural light and crating a homely, welcoming space. A reception area with a log burning stove is located alongside the dining area. The modern kitchen includes a breakfast bar dining area and is accompanied by a utility laundry room which accesses the side of the house.

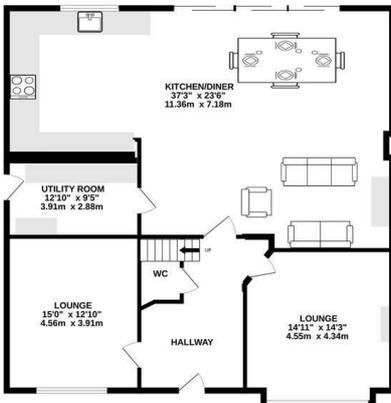
The first floor contains the large master bedroom, complete with dressing area and ensuite shower room. Three additional double bedrooms and a house bathroom are also situated off the hallway landing. The second floor has two additional bedrooms, one of which is used as a study. An extra bathroom is located on the top floor.

Otley Old Road is located just off Otley Road, with local supermarkets and schools within 0.2 miles.

£750,000

www.fletcherprops.com

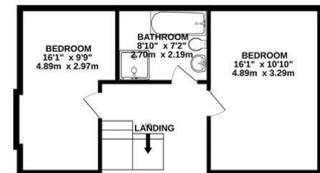
GROUND FLOOR
1392 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



2ND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 2759 sq.ft. (256.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 83 </div>
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 66 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Tel: