



**Heathfield  
Leeds  
West Yorkshire  
LS16 6AQ**

**Offers in Excess of £689,000**

**bettermove**

# Heathfield Leeds

Bettermove are proud to present this 4 bedroom detached house in the sought after area of Adel available.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the double gated driveway and garage. The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, sunroom, office room, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular residential area of Adel, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Otley Road, Horsforth Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1558.73 ft<sup>2</sup>  
144.81 m<sup>2</sup>

Reduced headroom

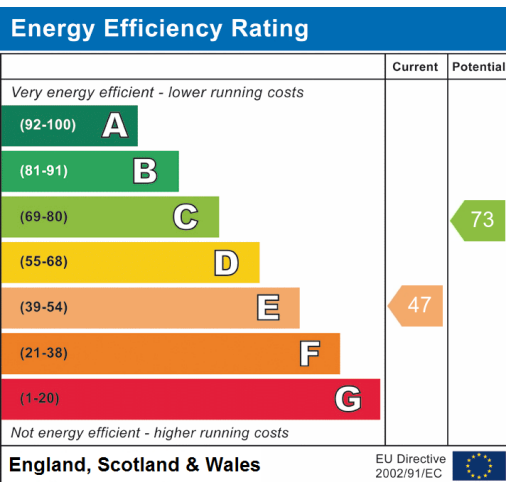
19.71 ft<sup>2</sup>  
1.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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