

# 141 ADEL LANE

Leeds, West Yorkshire LS16 8BW



## ADEL LANE

**Rare opportunity to purchase a family house in need of complete renovation situated on an unusually large plot within this exclusive neighbourhood**

*Leeds city centre 4 miles • Otley 6 miles  
Wetherby 13 miles • York city centre 25 miles*

Vestibule • staircase hall • cloakroom • separate wc • 2 reception rooms • study • kitchen • utility room • 4 bedrooms • 2 bathrooms • separate wc

Integral garage • detached single garage • store

Gardens and grounds

In all 0.63 acres

**For Sale Freehold**

**Blenkin  
& Co**

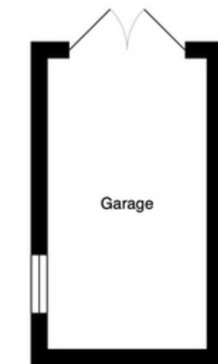
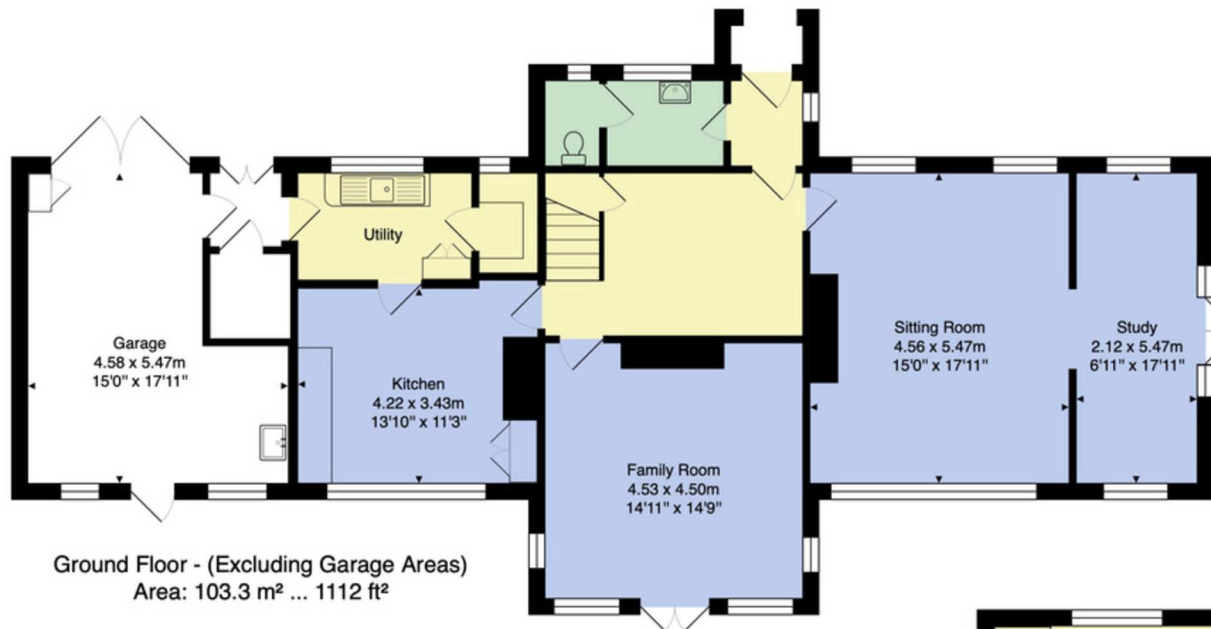
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Garage  
Area: 14.4 m<sup>2</sup> ... 155 ft<sup>2</sup>



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	73 C
39-54	E		
21-38	F		
1-20	G		

Main House - 222.3 SQ M ... 2393 SQ FT - (Excluding Garage Areas)  
Plan Total - 262.7 SQ M ... 2,828 SQ FT

All measurements are approximate and for display purposes only.  
Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

City

Country

Coast

This early twentieth century detached house stands in an unusually large plot in the heart of Adel, an affluent residential suburb situated some four miles north of Leeds city centre. Fully detached and set back from the road behind gates, No. 141 is the only property in the neighbourhood to be surrounded by large gardens, in all extending to just over 0.6 acres. Still with the original crittal windows in place, the entire property now requires a programme of complete renovation and modernisation.

- Detached house with garages
- In need of complete renovation
- Prosperous and sought-after suburb of Leeds
- Accommodation of 2393 sq ft arranged over 2 floors
- Extensive gardens front and back
- South west orientation at the rear
- Substantial plot of 0.63 acres
- No onward chain
- On the market for the first time in 54 years.



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** G

**Services & Systems:** We have been advised that all mains services are connected.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** Leeds City Council  
[www.leeds.gov.uk](http://www.leeds.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







### Outside

The house sits behind gates and a boundary hedge, with a large drive leading to the detached single garage and integral garage/workshop. There is access either side of the house to the large rear garden. A paved terrace abuts the rear elevation, facing southwest. The rear garden is lawned and the perimeter lined with a combination of trees, fencing and hedging. Beyond lies a far section of garden, also lawned and with a central bed, enclosed by a variety of trees and mature shrubs.

### Environs

Adel is a residential suburb north of Leeds city centre, predominantly affluent and characterised by detached house amidst leafy surroundings. It is a sought-after location, close to playing fields and recreation grounds, and provides good access to reputable schools including Leeds Grammar School (some four miles). It is ideally situated for commuting into the city centre, offering a range of routes as well as a bus service. Leeds Bradford Airport lies some five miles away.





## Directions

Adel is on the west side of Adel Lane, between Woodlands Lane and The Meadows.

**What3words:** ///desire.mobile.office

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** August 2025



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