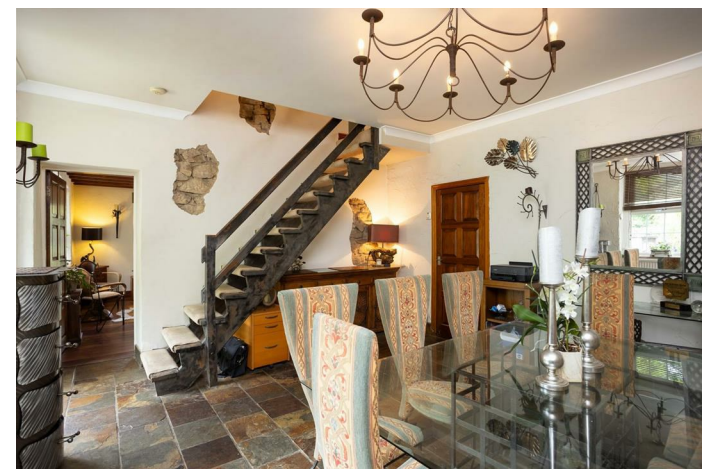




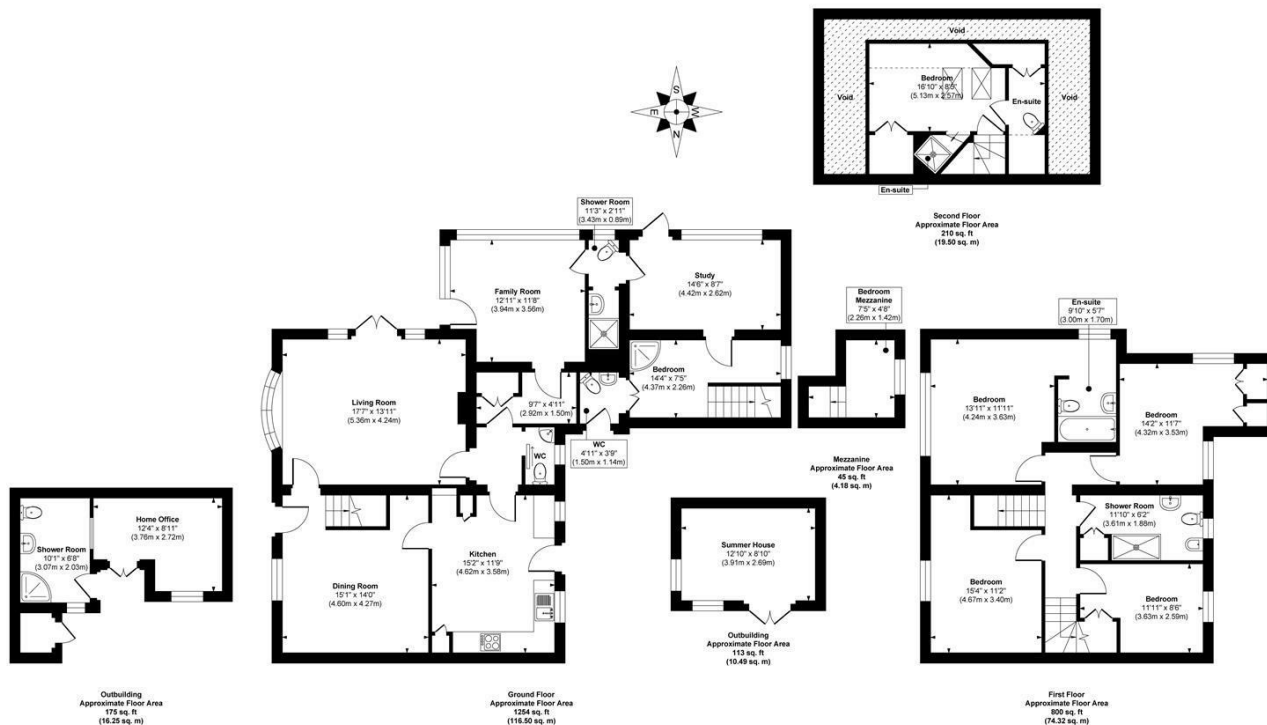
**SHADWELL HOUSE 280 SHADWELL LANE**  
LEEDS, LS17 8AJ

**£700,000**  
**FREEHOLD**

**\*\*A HIDDEN GEM \*\*** Check out the garden at this mega home in LS17. This one is not to be missed!

**M O N R O E**

SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 2597 sq. ft / 241.24 sq. m (Including Outbuilding/Mezzanine)

Illustration for identification purposes only, measurements are approximate, not to scale.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | 63                         | 76        |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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