



128B MAIN STREET  
LEEDS, LS17 8JB

£425,000  
FREEHOLD

\*Chain Free\* Don't miss out on this exquisite property full of character on Main Street Shadwell! Embrace the charm of this gem! This Fantastic home is directly in the catchment for Shadwell Primary and includes off-street parking.

MONROE

SELLERS OF THE FINEST HOMES

## 128B MAIN STREET

- Mid Terraced Property Full of Charm
- Shadwell Village
- Three Bedrooms
- Set Over Three Floors
- Two Bathrooms
- Shadwell Primary Round The Corner
- Private Parking for Four Cars
- South Facing Garden
- CHAIN FREE
- Stone Build



### Autumn Cottage

Monroe is delighted to present this exceptional terraced home on Main Street, perfectly positioned in the heart of the ever-popular Shadwell village. Offering approximately 1,205 sq ft of thoughtfully arranged accommodation, the property seamlessly blends period character with modern living, creating a warm and inviting home ideal for a range of buyers. With local amenities, highly regarded schools and attractive leafy surroundings all within easy reach, the location is both convenient and desirable.

The property has been meticulously maintained throughout and is flooded with natural light. Highlights include a stunning, recently installed kitchen with integrated appliances, designed for both everyday living and entertaining. The lounge features an impressive fireplace which provides a charming focal point and adds to the home's character.

To the first floor are two generous double bedrooms alongside a stylish contemporary bathroom, complete with a separate shower and a luxurious freestanding bath. The second floor offers a further well-proportioned double bedroom and an additional bathroom, making it ideal for guests, older children or a home office setup.

Externally, the property benefits from a beautifully presented, low-maintenance south-facing garden,

perfect for relaxing or socialising with friends and family. Further enhancing the appeal is private off-street parking for up to four vehicles.

A truly charming home in a sought-after village setting – early viewing is highly recommended.

### REASONS TO BUY

- Shadwell Village location
- Character Property
- Three fabulous bedrooms
- Low maintenance South Facing Garden
- 1205 Sqft of living space
- Private parking for four vehicles

### ENVIRONS

Monroe is thrilled to present Autumn Cottage, a property located on the Main Street and in close proximity to the highly regarded Shadwell Primary School. The house is just a short walk from various local amenities, such as the Post Office and the Red Lion Public House. Additionally, the David Lloyd Leisure Centre, The Grammar School at Leeds, Wigton Moor Primary School, and several OFSTED outstanding primary schools are nearby. In addition, Eccup Reservoir, The Dexter pub, Sainsbury's Local, Slaid Hill News, and excellent restaurants are all nearby, making it an exceptional place to live. Moreover, Leeds City Centre, Harrogate, York, and Wetherby are easily

accessible via frequent public transport links.

## SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1205.00 sq ft

**Tenure** – Freehold





C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(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

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

Alwoodley Sales  
716 King Lane Alwoodley  
Leeds  
West Yorkshire  
LS17 7BA

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

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