



NORTH VIEWS, EMVILLE AVENUE, SHADWELL LS17



A truly stunning detached family home within striking distance to Shadwell.

A beautifully appointed six-bedroom detached family home perfectly positioned at the end of a quiet cul de sac within striking distance of the premium village of Shadwell.

This versatile home offers a perfect lifestyle for those looking to enjoy a rural village but within close proximity of Shadwell Primary School, local Post Office and Village Pub as well as an array of local amenities on Slaid Hill.

The bustling City Centre of Leeds is only 7 miles away and offers superb facilities including well known shops, bars and restaurants.



Tenure
Freehold

Local Authority
Leeds City

Council Tax Band
Band E



Property Description

Boasting an abundance of flexible accommodation over three floors and extending to approximately 2,400 sqft, - this impressive home is set within its generous plot and enjoys far reaching views across open countryside.

The property in brief comprises; a warm and welcoming central entrance hall with vaulted ceiling and w/c with shower.

To the right of the hallway is a fantastic open plan living dining kitchen with under floor heating, modern and stylish units with Corian work tops, integrated appliances, Quooker hot tap and plenty of room for a large dining table – a set of french doors lead out to the private landscaped garden.

Off the kitchen is a fantastic sitting room with dual aspect windows and sliding doors lead out to the garden – this fantastic versatile space is also perfect for a large dining table.

Further ground floor accommodation includes a bespoke fitted home office/study and a useful utility room,

Leading from the reception hallway, an oak and glass turned staircase provides access to all the first-floor accommodation. There are five good size bedrooms on the first floor – one of which is serviced by a modern ensuite, alongside a stunning house bathroom which includes a whirlpool bath and bespoke Corian his and hers sinks.

To the second floor is a magnificent master bedroom which leads to a sheltered balcony, enjoying stunning country views. Completing this floor is a large w/c with wash basin – this is a perfect space for you to add your own stamp with services already connected to make it a wet room.





Outside, to the front of the property the crunch gravel driveway provides ample off-street parking for numerous vehicles.

To the rear of the property the garden is fully enclosed, providing an excellent degree of privacy – mainly laid to lawn, inclusive of a bespoke children's play area and outhouse which is currently setup as a home gym.

Location (LS17 8BB)

The property is situated at the boundary between Shadwell village and Alwoodley near to Slaid hill parade which is only some 6 miles from Leeds city centre. Despite the peaceful location the property is ideally placed for access to other Yorkshire commercial centres including Harrogate and York together with excellent road access to the region's motorway infrastructure. The area is well served with good shopping and sporting facilities together with most denominations of schools including the renowned Grammar School at Leeds some 2 miles away.

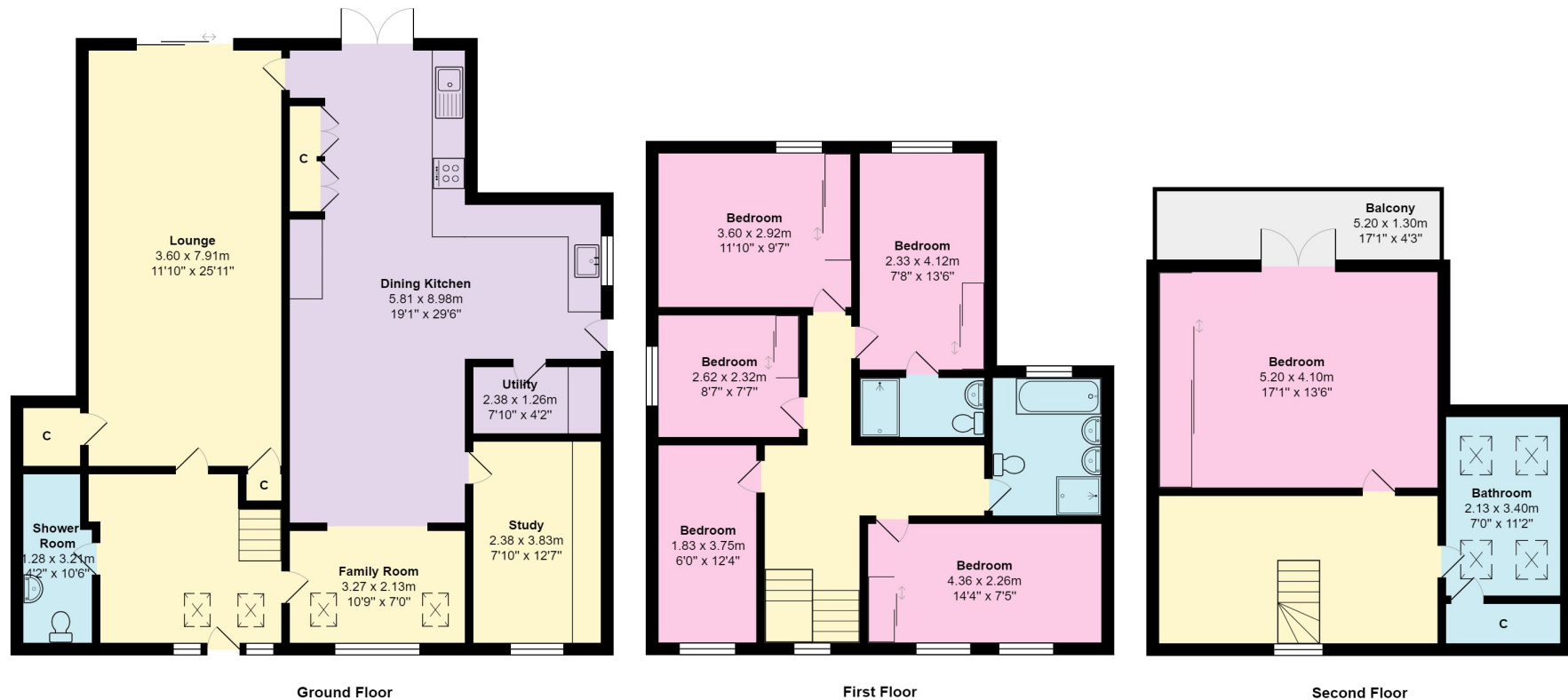
Agent's Notes

Tenure: Freehold

Services: All mains services are connected the property

The property is benefited by a full grant of planning permission to build a single-story wrap around extension to the rear.





Total Area: 223.0 m² ... 2400 ft²
 All measurements are approximate and for display purposes only

PLEASE CONTACT THE LEEDS OFFICE - 0113 526 0711 - LEEDS@NORTHRESIDENTIAL.CO.UK

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2022. Photographs and videos dated September 2022.

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