



EMVILLE AVENUE, SHADWELL, LS17

£395,000

NORTH
RESIDENTIAL

A fantastic family home in the premium village of Shadwell.

An immaculately presented family home, in the popular and premium village of Shadwell.

Boasting a wealth of charm and character throughout, with high ceilings, picture rails, contemporary, stylish fixtures and fittings and fantastic versatile accommodation over three floors, plus a useful cellar.

Offering an idyllic and favourable position 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 arrange 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

Council Tax Band
C



Property Description.

Having been sympathetically modernised thought, the property in brief comprises; a warm and welcoming hallway.

To the left of the hall is a sitting room, flooded with natural light through the large windows which overlook the private front garden and feature fire surround.

To the rear of the property is a kitchen diner with modern sleek stylish units, integrated appliances, Belfast sink, exposed brick chimney breast, plenty of room for a large dining table and access to the rear courtyard/ garden.

A staircase leads from the kitchen to a useful cellar, currently used as storage and utility.

*Subject to planning permission, the property offers further potential to create additional living space.

To the first floor are two double bedrooms and house bathroom with both bath and walk in shower.

To the second floor are a further two double bedrooms, one with exposed beams and built in wardrobes to the eaves and both are serviced by a house shower room.

Outside and to the front of the property is a gated garden with path leading to the front door, mainly laid to lawn with enclosed fencing, planted borders and hedging – offering great privacy and kerb appeal. The west facing garden, is a perfect spot to enjoy your morning coffee whilst enjoying the sun.

To the rear of the property is a private and fully enclosed courtyard garden with potted plants - fantastic for entertaining with friends and family.





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 and 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.



Services

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

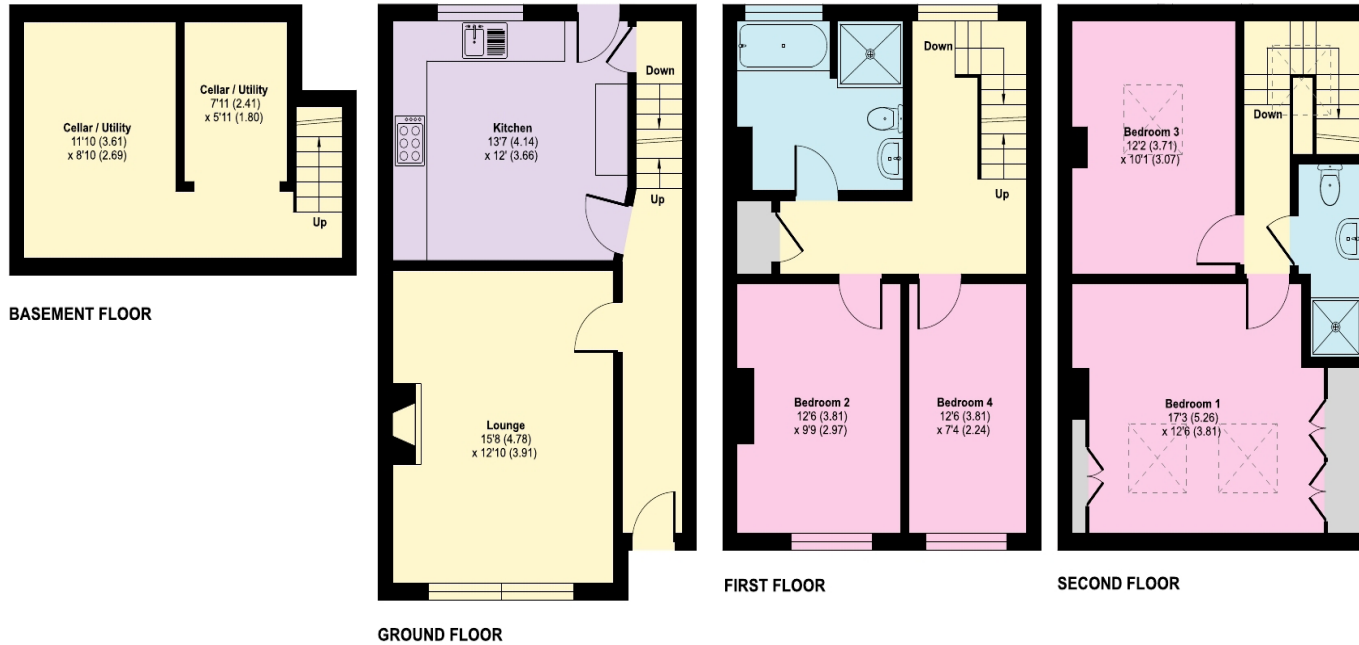




Emville Avenue, Leeds, LS17

Approximate Area = 1533 sq ft / 142.4 sq m

For identification only - Not to scale



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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 August 2024. Photographs and videos dated August 2024.

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