



EMVILLE AVENUE, SHADWELL, LS17

GUIDE PRICE £395,000

NORTH
RESIDENTIAL

A beautifully restored and re-furbished family home in the premium village of Shadwell.

Having been the subject of a full programme of renovations and cosmetic updates, 9 Emville Avenue has been cleverly and beautifully refurbished by the current owners; oozing with charm and character throughout, as well as retaining a wealth of original period features, inclusive of high ceilings and picture rails - a truly stunning house, not to be missed.

The impressive family home offers a fantastic mix of contemporary, high-quality fixtures and fittings throughout and well-proportioned internal accommodation over three floors, plus utility room and gym to the lower ground floor/ 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 6 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.

The property in brief comprises; a warm and welcoming entrance hallway. To the left of the hall is a sitting room, flooded with natural light through the large window, over looking the private front garden, exposed wooden flooring and marbled fire surround with gas effect, log burning stove.

To the rear of the property is the kitchen/ diner with shaker style units, integrated appliances, induction hob, plenty of room for a 6-seater dining table and access to the rear courtyard garden.

A staircase leads from the kitchen to the lower ground floor/ cellar; with fully fitted utility room, gym and fantastic storage.

To the first floor, the spacious landing leads to two bedrooms and house bathroom; the phenomenal and sizeable master bedroom spans the full width of the property and enjoys views to the front elevation, a full wall of bespoke fitted, shaker style wardrobes and dressing table, matches the decorative beading on the opposite wall.

A single bedroom, currently utilised as a home office and both bedrooms are serviced by the house bathroom.

To the second floor, the sizeable landing also doubles up as a useable office or a calming reading space, flooded with natural light.

A further double bedroom, again with built in storage and house bathroom with free standing bath.





Outside

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, well stocked borders and hedging – offering fantastic privacy and kerb appeal. The west facing garden is an ideal spot to enjoy your morning coffee in the sunshine.

To the rear of the property is a private and fully enclosed courtyard garden, which enjoys, un disrupted afternoon sun until late; with potted plants, Indian sandstone paving and geometric tiled wall – cleverly sectioned into a formal dining space and cosy place to relax – this area boasts a real sense of privacy creating a fantastic outdoor entertaining space to enjoy with family and friends.



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.





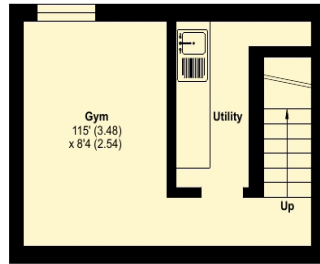
Emville Avenue, Leeds, LS17

Approximate Area = 1397 sq ft / 129.7 sq m

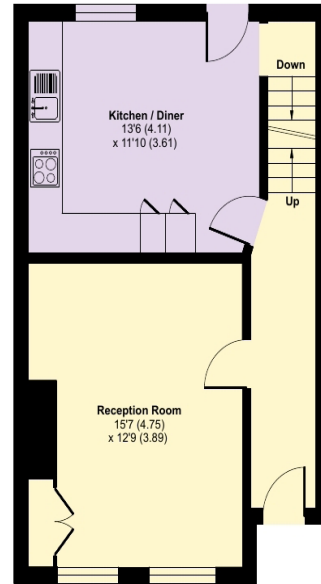
Limited Use Area(s) = 109 sq ft / 10.1 sq m

Total = 1506 sq ft / 139.8 sq m

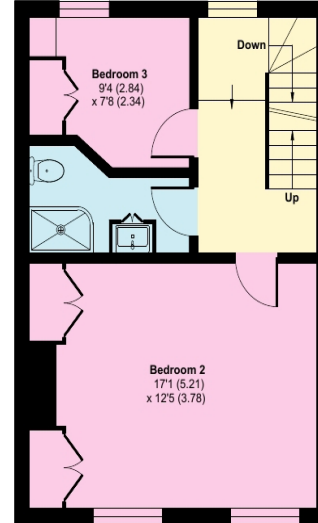
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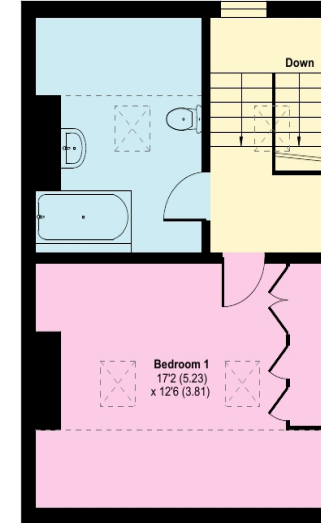
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for North Residential Leeds Limited. REF: 1184301

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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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