



129 Birchwood Hill, Shadwell Lane, Leeds, LS17 8NT



Key Features

- Detached Bungalow
- Spacious reception hallway
- Modern open plan kitchen/dining room
- Three bedrooms, all with fitted furniture
- Bathroom with walk in shower
- Beautiful garden
- Detached double garage
- Gated access with one other property
- Convenient location off Shadwell Lane
- Viewing highly recommended



This thoughtfully planned three bedroom detached bungalow, situated in a private gated development of just two properties, is located in the most convenient and private location off Shadwell Lane.





The bungalow is accessed via a spacious entrance hallway, with oak flooring, which leads to a sitting room with a bay window overlooking the front garden, three bedrooms (all with fitted furniture) and a generous bathroom with a walk in shower.

A real feature of this property is the open plan kitchen/dining room. The kitchen area has been fitted with modern cream gloss units with complimenting black worktops and a range of Bosch integrated appliances including a five ring gas hob, double oven, fridge/freezer and dishwasher. The dining area has a continuation of matching kitchen units and a bay window overlooking the front garden.

The pretty mature gardens are a particular feature of the bungalow with a lawned area to the front and a paved patio areas to the rear, taking advantage of the south facing aspect and there is a detached double garage with power and water.

The bungalow is located in a sought after location, just off Shadwell Lane at the top of Birchwood Hill with everyday amenities within easy reach and the extensive facilities of Moortown Corner and the vibrant bars, cafes and park in Roundhay are also a short drive away. There are public transport facilities within walking distance allowing easy access to Leeds City Centre.

This is an ideal property for the retired and young professional couple alike. Early viewing is recommended to avoid disappointment.

SERVICES: We are advised the property has mains gas, electricity and drainage.

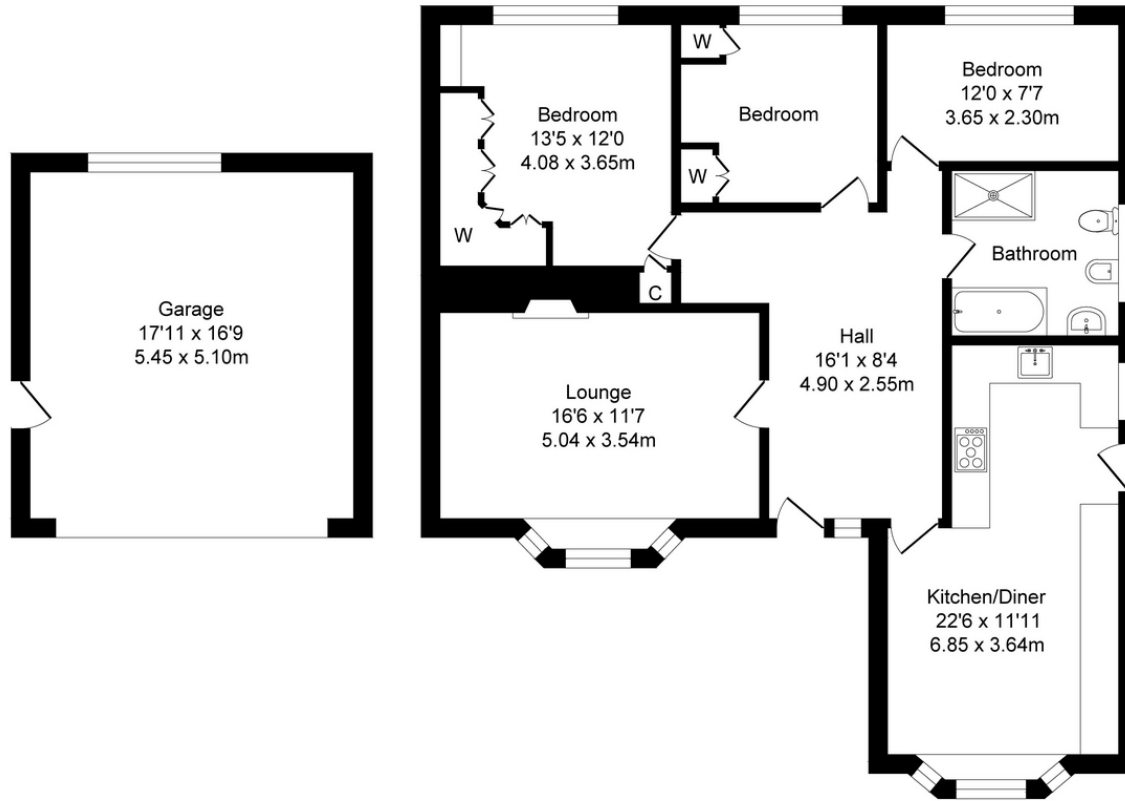


Birchwood Hill, Leeds

Total Approx. Floor Area 1356 Sq.ft. (126.0 Sq.M.)

(Including Garage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage

Approx. Floor Area 298 Sq.Ft (27.7 Sq.M.)

Ground Floor

Approx. Floor Area 1058 Sq.Ft (98.3 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84
(69-80)	C	70
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold

Council Tax Band: E

Council Authority: Leeds City Council

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