



12 Elmhurst Close, Shadwell Lane, LS17 8BD



Key Features

- An extended detached family home
- Beautiful lounge with archways to dining room
- Additional sitting room and conservatory
- Kitchen/diner with central island
- Separate utility room and study
- Principal bedroom with dressing room & ensuite
- Three further bedrooms, one with ensuite
- Luxury house bathroom
- Lawned garden, patio area and integral garage
- Sought after location off Shadwell Lane



A beautifully maintained and extended four double bedroom detached property set in a cul-de-sac off Shadwell Lane.





This extended four bedroom detached home is set at the head of a cul-de-sac off Shadwell Lane and has been beautifully maintained and extended by the current homeowners and is offered to the market for the first time in 31 years.

To the ground floor is an entrance porch which leads to the reception hallway with an open tread staircase and guest W.C. To the right is a generous lounge, flooded with natural light, with feature archways leading to the formal dining room which is, again, flooded with natural light with a sliding door to the rear garden. A further sliding door gives access from the lounge to the conservatory which is currently used as a home gym. Double doors lead from the lounge into an additional sitting room with a sliding door to the rear garden. The kitchen/diner is at the rear of the house and is fitted with a central island with breakfast bar and range of wall and base units with granite worktops and there is an integrated dishwasher and microwave and spaces for a range style cooker and fridge/freezer. The kitchen leads to a utility/laundry room which also offers additional storage units with an integrated fridge. To the front of the property is an office, which is fitted with bespoke office furniture, and gives access to the integral garage which houses the gas central heating boiler.

To the first floor is an impressive landing with a floor to ceiling window and useful airing cupboard and a showstopping principal bedroom suite which has been extended to offer a dressing room/area with fitted furniture, a modern ensuite shower room and an archway which leads to the bedroom with fitted dressing table and a Juliette balcony. There are three further double bedrooms, two of which have fitted wardrobes and one has an additional modern ensuite shower room, and the house bathroom.

The property is set in a corner of a cul-de-sac and offers a driveway with ample parking and a single integral garage. The rear garden is fully enclosed with mature hedging and a paved patio area which is ideal for outdoor dining with outdoor sockets and a lawned area.

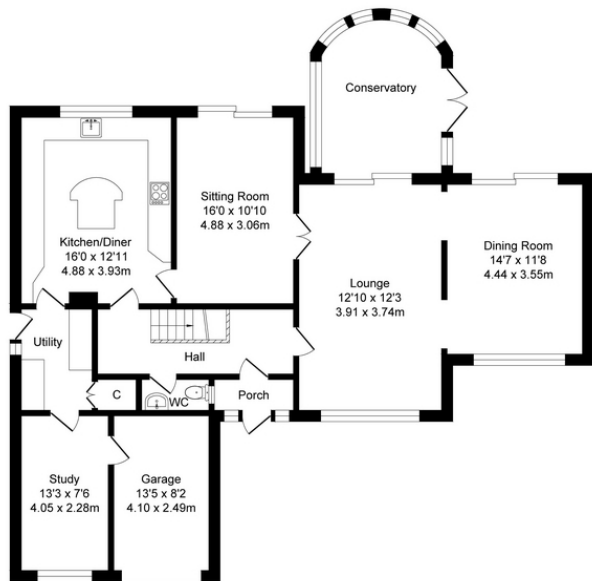
The property is located in a sought after location, just off Shadwell Lane, with everyday amenities, fantastic golf courses and schools within easy reach. The extensive facilities of Moortown Corner and the vibrant bars, cafes and park in Roundhay are also a short drive away. There are public transport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

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

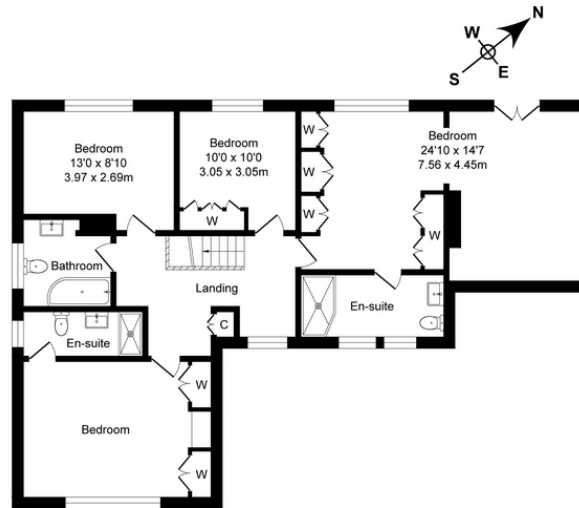


Elmhurst Close, Shadwell
Total Approx. Floor Area 2473 Sq.ft. (229.8 Sq.M.) (Including Conservatory)

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.



Ground Floor
Approx. Floor
Area 1373 Sq.Ft
(127.6 Sq.M.)



First Floor
Approx. Floor
Area 1100 Sq.Ft
(102.2 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	65	73
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, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

