



31 Cricketers View, Shadwell, LS17 8WD





# Key Features

- Detached five bedroom family home
- Countryside views to the front
- Cul-de-sac position
- Open plan living kitchen
- Lounge with doors to the garden
- Separate dining room
- Utility room and guest W.C
- Three bathrooms
- South facing rear garden
- No onward chain



*This five bedroom detached property enjoys views across fields and is positioned at the head of a cul-de-sac in Shadwell village.*









This fantastic five bedroom family home is positioned at the head of a sought after development in the heart of Shadwell village with a generous driveway and an integral double garage.

To the ground floor is an entrance hallway, with underfloor floor heating and guest W.C, with double doors leading to the formal living room. The living room benefits from a gas fire and further double doors giving access to the south facing garden. To the rear is a dining room, again with underfloor heating, with a door to the open plan kitchen. The kitchen is a great space with a dining area and an arch which leads to an additional sitting area, perfect for family living. The kitchen is fitted with off-white gloss units and complimenting black granite worktops. There are a range of integrated appliances including an AEG double oven, Bosch dishwasher, Neff five ring gas hob and John Lewis fridge/freezer. A door gives access to the utility room, with space for a washing machine and tumble dryer, which then leads to the integral double garage.

To the first floor is a generous landing with two windows overlooking the fields and horses beyond. The principal bedroom also enjoys the views with a walk in dressing room and ensuite shower room. There are four further bedrooms, three of which have fitted wardrobes. Two of the bedrooms share a dual access bathroom and there is house bathroom with a four piece suite and television. The fifth bedroom is a good size, currently used as a home office.

A paved patio spans across the rear of the property, ideal for entertaining and enjoying the afternoon sun. The patio then leads to a lawned area and flower beds with mature planting and hedging. A path runs round the side of the house, with access to the utility room, and then round to the front.

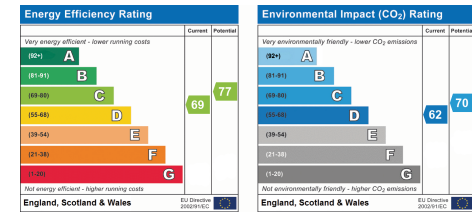
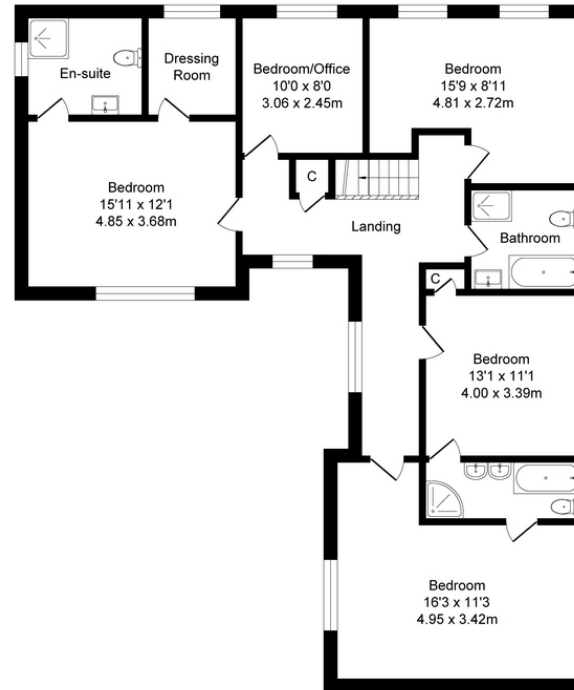
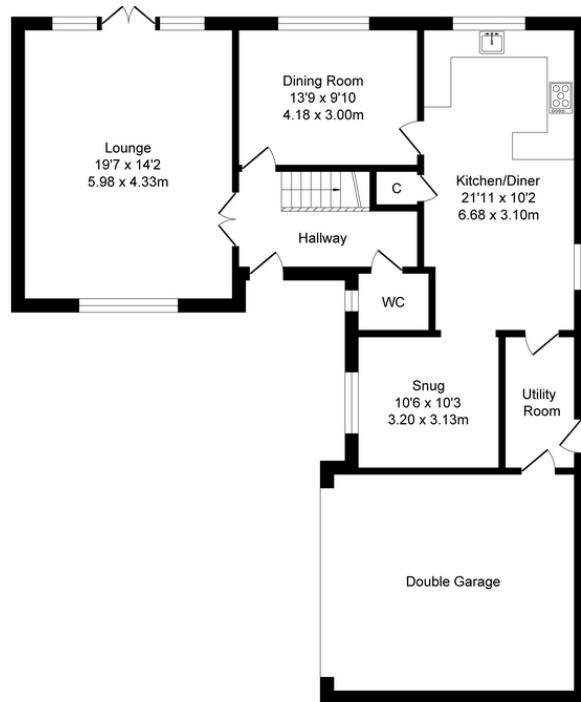
The property is perfectly situated for easy access to the village's local amenities including The Red Lion public house, Post Office and convenience store, dry cleaners, two churches, village hall, tennis club and Yoga studio. The popular fish and chip shop is just a stone's throw away and the picturesque countryside is right on your doorstep. There is a bus service to Leeds City Centre and the renowned Shadwell Village Primary School is a short walk down the road. The Grammar School at Leeds and Gateways are both within easy reach.

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



**Cricketers View, Shadwell**  
**Total Approx. Floor Area 2496 Sq.ft. (231.8 Sq.M.)**

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.



**Tenure Type:** Freehold  
**Council Tax Band:** G  
**Council Authority:** Leeds City Council

