



9 Middlethorne Close, Shadwell Lane, Leeds, LS17 8SD

£695,000

One of the most splendid detached family houses off Shadwell Lane. In perfect move-in condition, conveniently located at the head of a quiet cul-de-sac, this is a superb four bedroom, two bathroom detached luxury house with thoughtful extensions offering highly versatile accommodation options.

Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes enlarged reception hall, ground floor WC, fine lounge, sitting room, superb modern fitted kitchen with top quality appliances, enviable dining room overlooking the garden, utility room, extension with versatile office for modern WFH options. First floor landing with airing cupboard, master bedroom with built in wardrobes and en-suite shower room, three other double bedrooms with built in wardrobes, house bathroom with jacuzzi bath, WC and bidet. Superb spacious lawned and stocked gardens, double width detached brick garage.

The property is located in this prestigious development off Shadwell Lane close to local golf courses and offers superb access to schools including Wigton Moor, Highfields and GSAL and is walking distance to local shops and amenities at Slaid Hill and High Ash Drive.

GROUND FLOOR

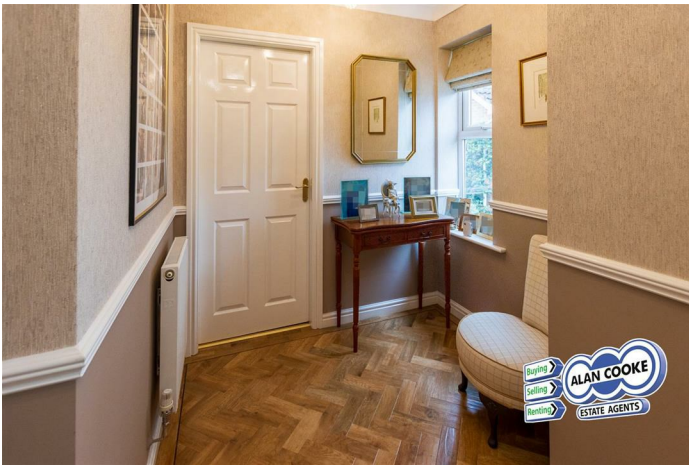
Entrance canopy, uPVC double glazed secure front door into

RECEPTION HALL

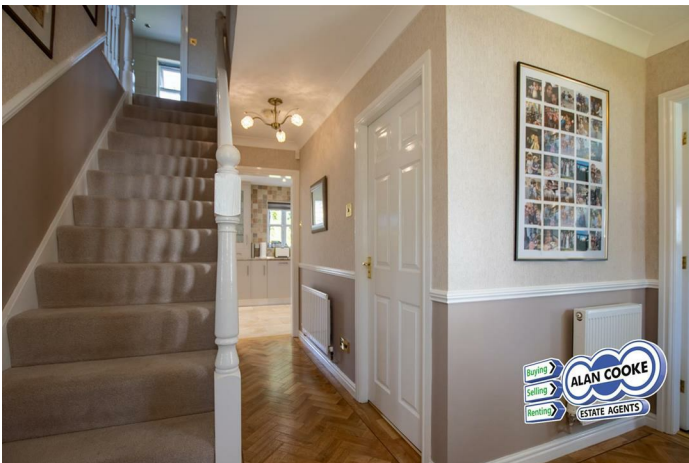


Enlarged hallway taking advantage of the ground floor extension. uPVC double glazed window to the front, turned staircase leading up to the first floor, two central heating radiators, cloak cupboard with storage and Sky TV and router equipment with Cat5 links to other rooms

RECEPTION HALL



RECEPTION HALL



GROUND FLOOR WC

Low WC, wall mounted wash basin

FINE LOUNGE

16'0" into bay x 14'1" (4.9 into bay x 4.3)



uPVC double glazed bay window to the front, two double central heating radiators, feature fireplace with stone plinth and supply for gas appliance

FINE LOUNGE



FINE LOUNGE



SITTING ROOM

8'10" x 10'9" (2.7 x 3.3)



uPVC double glazed double doors opening into the dining room, central heating radiator, wall mounted TV with concealed link to Sky equipment, door into the kitchen

SUPERB FITTED KITCHEN

8'10" x 16'8" (2.7 x 5.1)



Stunning generous range of fitted units with gloss doors and fronts with illuminated cabinets and under-unit lighting with polished granite worktops and breakfast bar. Complete range of kitchen appliances including Neff oven/microwave plus Neff electric oven with "slide & hide" door, 5-ring induction hob with extractor above, inset double sink with waste disposal unit, integrated dishwasher. Fully ceramic tiled floor and part-tiled walls, inset ceiling lighting, central heating radiator, uPVC double glazed window

SUPERB FITTED KITCHEN



SUPERB FITTED KITCHEN



DINING ROOM

11'5" x 18'4" (3.5 x 5.6)



Magnificently set with views over the garden, uPVC double glazed windows on two sides and ceiling with double glazed double doors opening out to the garden. Windows feature internal adjustable blinds, ceramic tiled floor, TV link, three central heating radiators



DINING ROOM



OFFICE

10'5" x 15'1" max (3.2 x 4.6 max)



DINING ROOM



Versatile and sizeable extended accommodation with great attention given to it's aspect and appearance. uPVC double glazed double doors with side panels opening on to the garden, two central heating radiators, several concealed computer links, ceiling hatch access to loft above

FIRST FLOOR

LANDING

Ceiling hatch access to part-boarded loft with pull down ladder and access to water immersion tank. Airing cupboard with shelving and internal radiator

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

12'1" x 10'7" (3.7 x 3.25)



Built in wardrobes, uPVC double glazed window, TV link, central heating radiator

UTILITY ROOM

5'6" x 6'10" (1.7 x 2.1)



Range of fitted units with corresponding work tops, gas-fired central heating boiler, plumbed for washing machine, uPVC double glazed door leading out to the rear, space for tall fridge/freezer



EN-SUITE SHOWER ROOM



White suite of low WC, pedestal wash basin, walk-in shower cubicle, ceramic tiled walls, uPVC double glazed window, heated towel rail

BEDROOM 2

12'9" x 10'5" (3.9 x 3.2)



uPVC double glazed window, built in wardrobes, TV link, central heating radiator

BEDROOM 3

10'5" x 10'9" (3.2 x 3.3)



uPVC double glazed window, built in wardrobes, central heating radiator

BEDROOM 4

9'10" x 8'2" max (3.0 x 2.5 max)



uPVC double glazed window, built in wardrobes, TV link, central heating radiator

HOUSE BATHROOM



Curved panelled "jacuzzi" bath with internal air outlets, low WC, pedestal wash basin, bidet, heated towel rail

OUTSIDE



Lawned and stocked front garden, driveway to detached double width brick garage with twin up and over doors, power supply



and plugs. Stunning, spacious lawned and stocked rear garden with seating and garden areas, two patios, private area behind the garage with shed and out-of-the-way bin store

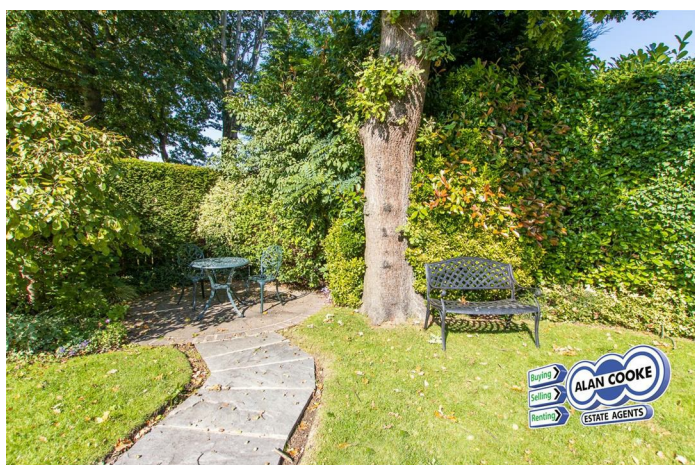
OUTSIDE



OUTSIDE



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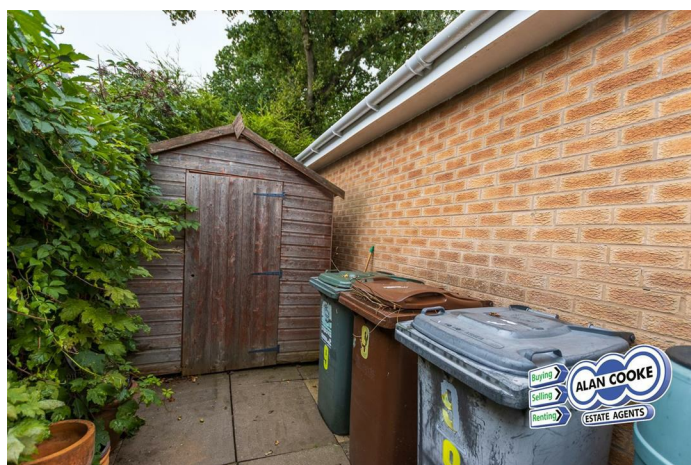
OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band F



NOTES

- The property benefits from Cat-5 internal wiring offering entertainment and media options throughout
- The property benefits from accessible pedestrian walks through recreation grounds convenient for Wigton Moor School and local shops

HOW TO GET THERE

From Harrogate Road turn into Shadwell Lane, cross over the Ring Road, continue along and then turn left into Middlethorne Close where No 9 will be found on the left hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 16/11/2023 - 02/05/2024

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