



**7 Elmhurst Close, Shadwell Lane, Alwoodley, Leeds, LS17 8BD**

**Chain Free £600,000**

**NO CHAIN** - Offering superb family accommodation off Shadwell Lane with splendid south-facing gardens and a double garage. This is a four double bedroom, two bathroom detached house. Fully uPVC double glazed and gas combi central heating system, EPC rating D.

Accommodation includes an entrance hall with ground floor WC, through lounge, dining room, fitted kitchen and office. First floor landing with airing cupboard, master bedroom with built in wardrobes and en-suite shower room, three additional double bedrooms, white house-bathroom suite.

Outside are lawned gardens to the front, side and rear with a driveway leading to the double garage.

The property is located in this well-established development off Shadwell Lane close to local golf courses. It offers superb access to high-rated schools including Wigton Moor, Highfields and GSAL and is within walking distance to local shops, restaurants and amenities at Slaid Hill.

## GROUND FLOOR

Secure door with uPVC double glazed side panel into

## ENTRANCE HALL



Turned staircase leading up to the first floor, under-stairs storage cupboard, central heating radiator

## GUEST WC

White suite of low WC, pedestal wash basin, part ceramic tiled walls, heated towel rail, uPVC double glazed window

## LOUNGE

22'3" x 11'9" (6.8 x 3.6)



uPVC double glazed window to the front, uPVC double glazed sliding patio doors leading out to the rear garden, two central heating radiators, feature fireplace around living-flame gas fire

## LOUNGE



## LOUNGE



## DINING ROOM

15'1" x 9'2" (4.6 x 2.8)



uPVC double glazed window, central heating radiator



## DINING ROOM



## OFFICE

7'6" x 7'10" (2.3 x 2.4)



uPVC double glazed window, central heating radiator

## KITCHEN

12'9" x 9'2" (3.9 x 2.8)



## FIRST FLOOR

### LANDING

uPVC double glazed window, central heating radiator, ceiling hatch access to the loft, airing cupboard featuring water immersion cylinder tank

### MASTER BEDROOM

Comprising

### BEDROOM

12'1" x 11'9" max into wardrobe (3.68m x 3.58m max into wardrobe)

Range of fitted units of wood doors and fronts with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, integrated fridge, integrated freezer, built in double oven, electric hob, ceramic splash back tiling, cupboard housing gas-fired combi water and central heating boiler, uPVC double glazed window to the rear, uPVC double glazed door to the side

## KITCHEN



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



## EN-SUITE SHOWER ROOM



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

## BEDROOM 2

10'2" x 12'1" (3.1 x 3.7)



uPVC double glazed window, central heating radiator

## BEDROOM 3

11'9" x 8'2" (3.6 x 2.5)



uPVC double glazed window, central heating radiator

## BEDROOM 4

8'10" x 5'6" (2.7 x 1.7)



uPVC double glazed window, central heating radiator

## BATHROOM

8'10" x 5'6" (2.7 x 1.7)



White suite of panelled bath with wall mounted electric shower, low WC, pedestal wash basin, central heating radiator, part ceramic tiled walls, uPVC double glazed window

## OUTSIDE



Lawned and stocked gardens to the front and side leading to



south facing lawned garden with patio to the rear. Driveway to double width garage with up and over door, glazing and door access to the side

**COUNCIL TAX**

Band F

**HOW TO GET THERE**

From Harrogate Road turn onto Shadwell Lane, cross over the Ring Road, continue along and then turn left into Elmhurst Close where No 7 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.

**Alan Cooke Estate Agents Ltd**

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**OUTSIDE**



**OUTSIDE**



**OUTSIDE**



**TENURE**

Freehold

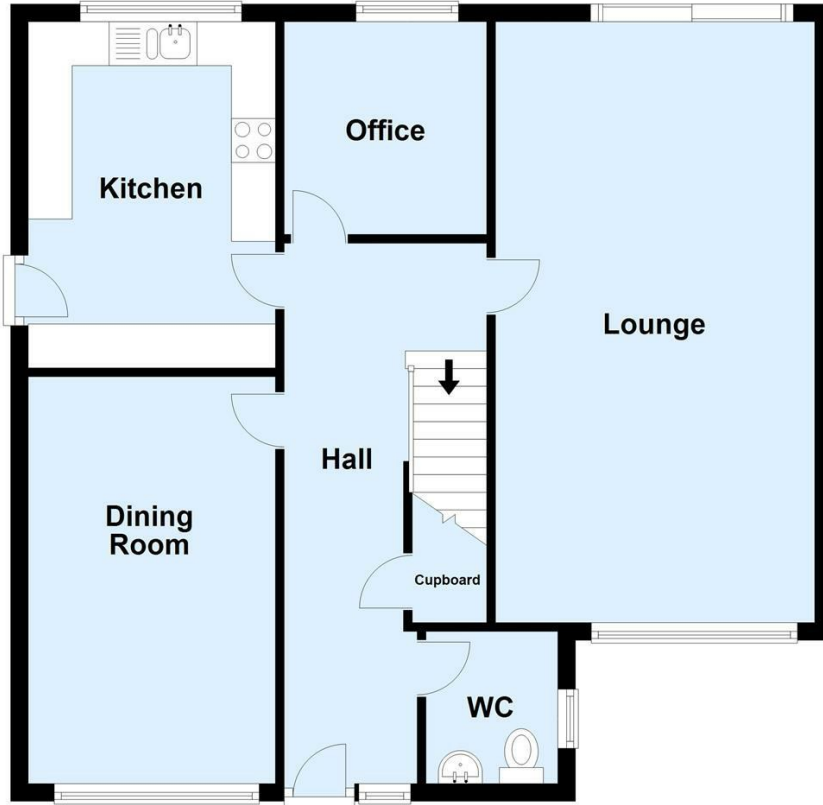
**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Approx. 71.9 sq. metres (773.7 sq. feet)



### First Floor

Approx. 61.7 sq. metres (664.1 sq. feet)

