



14 Shadwell Park Drive, Alwoodley, Leeds, LS17 8TT

Chain Free £775,000

NO CHAIN. This stunning five bedroom, three bathroom family house was refurbished in 2023 with a new kitchen including integrated appliances plus a new house bathroom suite and new shower room. The property also benefits from integral garage and ground floor WC and is located in this highly regarded area on the approach to Shadwell Village. It is fully uPVC double glazed and has gas central heating system and new carpets throughout. EPC rating C.

Accommodation includes pillared portico approach into the entrance hall, ground floor WC, spacious L-shaped lounge/dining room, conservatory, open-plan modern fitted breakfast kitchen, sitting room. First floor landing, master bedroom with en-suite shower room, all bedrooms benefit from built in wardrobes, house bathroom and separate shower room. Double width driveway to garage, ample sized lawned and stocked gardens to the front, side and rear.

The property is well located within walking distance of local shops, Sainsbury's local supermarket and primary schools including Wigton Moor Primary School and is accessible to Grammar School at Leeds.

GROUND FLOOR

Covered portico with pillar supports leading to uPVC double glazed door into

ENTRANCE HALL



Turned staircase leading up to the first floor, under-stairs storage cupboard, engineered wood flooring, store cupboard

ENTRANCE HALL



GROUND FLOOR WC



Low WC, wall mounted wash basin

L-SHAPED LOUNGE/DINING ROOM

22'3" x 11'5" plus 10'2" x 7'2" (6.8 x 3.5 plus 3.1 x 2.2)



uPVC double glazed windows to the front and to rear with door leading to the conservatory, feature fireplace, three central heating radiators, engineered wood flooring

LOUNGE



DINING ROOM



LOUNGE



CONSERVATORY



LOUNGE



SITTING ROOM

19'0" x 8'6" (5.8 x 2.6)



CONSERVATORY

11'5" x 10'5" (3.5 x 3.2)



uPVC double glazed bay window to the front

MODERN FITTED BREAKFAST KITCHEN

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



uPVC double glazed windows to three sides with double glazed double doors leading out to the rear garden, glazed sloped roof

Installed in 2023. Superb range of fitted units with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, integrated dishwasher and integrated fridge/freezer, built in oven, hob with extractor above, plumbed for washing machine, uPVC double glazed windows to the rear. Opening to the



BREAKFAST AREA

19'0" x 8'2" (5.8 x 2.5)



uPVC double glazed windows to the rear, double glazed door leading to the rear garden and double glazed door leading out to the side, central heating radiator, door to the garage

BREAKFAST AREA



INTEGRAL GARAGE

17'8" x 8'2" (5.4 x 2.5)

Gas-fired central heating boiler, up and over garage door to the front

FIRST FLOOR

LANDING



uPVC double glazed window to the front, airing cupboard housing hot-water immersion cylinder, linen cupboard, ceiling hatch access to the loft

LANDING



MASTER BEDROOM SUITE

Comprising

BEDROOM

12'1" x 16'8" (3.7 x 5.1)



Generous range of built in wardrobes, three uPVC double glazed windows to the rear, central heating radiator



BEDROOM



BEDROOM 2

17'8" x 14'9" (5.4 x 4.5)



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

EN-SUITE SHOWER ROOM

6'6" x 5'6" plus shower cubicle (2.0 x 1.7 plus shower cubicle)



White suite of walk-in shower cubicle, low WC, vanity wash basin with cabinets, heated towel rail, ceramic tiled walls, Amtico flooring, uPVC double glazed window to the rear

BEDROOM 2



BEDROOM 3

9'10" x 11'9" (3.0 x 3.6)



Built in wardrobes, two uPVC double glazed windows to the front, central heating radiator, wood effect laminate flooring



BEDROOM 4

13'9" max x 8'6" (4.2 max x 2.6)



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

BEDROOM 4



BEDROOM 4



BEDROOM 4



BEDROOM 5

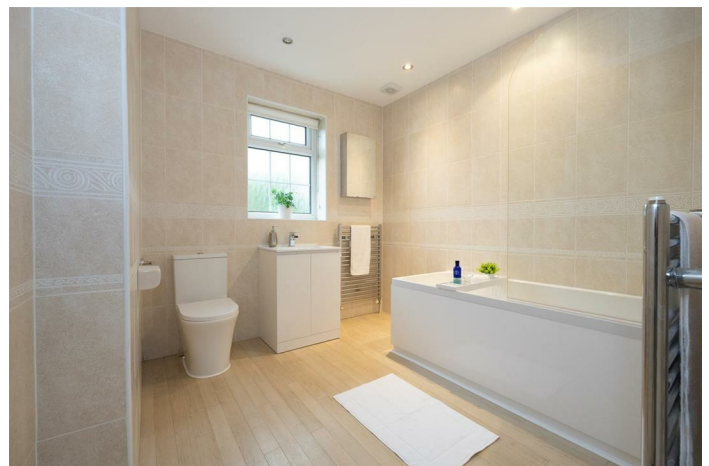
9'10" x 8'2" (3.0 x 2.5)



Built in wardrobes, central heating radiator, uPVC double glazed window, solid beech wood flooring

BATHROOM

8'10" x 8'2" (2.7 x 2.5)



With a fully replaced suite installed in 2023, the bathroom comprises panelled bath with wall shower, low WC, wash basin in integrated vanity unit, Amtico flooring, ceramic tiled walls, uPVC double glazed window, two heated towel rails



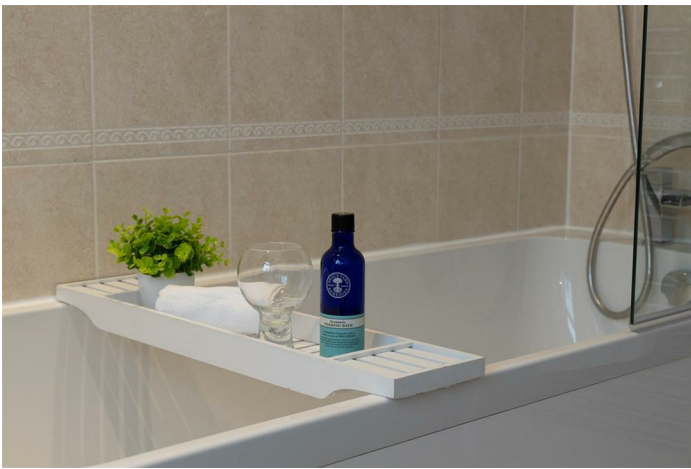
BATHROOM



SHOWER ROOM



BATHROOM



SHOWER ROOM



SHOWER ROOM

5'10" x 7'6" (1.8 x 2.3)



OUTSIDE



Installed in 2023. White suite of walk-in shower cubicle, low WC, integrated sink in vanity unit, heated towel rail, ceramic tiled walls and floor

Lawned gardens to the side and to the front, double width driveway for off-street parking leading to the garage. To the rear are enclosed lawned and stocked gardens with patio



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band G

HOW TO GET THERE

From Harrogate Road turn into Shadwell Lane, cross over the Ring Road. Continue along crossing over Slaid Hill and then turn right into Shadwell Park Avenue where Shadwell Park Drive is straight ahead. Alternatively, Shadwell Park Drive is accessible directly from Roundhay Park Lane

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	