



**36 Shadwell Walk, Moortown, Leeds, LS17 6EG**

**£410,000**

With great potential and character - requiring some modernisation, this is a lovely three bedroom family house with spacious south facing gardens, close to local schools and amenities. With gas central heating system, EPC rating D.

Accommodation includes entrance hallway, lounge, dining room, kitchen with pantry. Landing to the first floor with three bedrooms, bathroom with shower cubicle and separate WC. Lawned and stocked gardens with south facing rear garden and long driveway leading to detached garage.

The property is well located offering convenient access to local schools including Highfield and Moortown primary and travel links along the Ring Road.



## GROUND FLOOR

Glazed door with side panels into

### HALLWAY



Spacious hallway with turned staircase leading up to the first floor, delft rack, central heating radiator, cloak cupboard

### HALLWAY



### DINING ROOM

15'5" into bay x 12'5" (4.7 into bay x 3.8)



Feature fireplace, leaded glazed bay window to the front, central heating radiator

### LOUNGE

16'4" into bay x 12'5" (5.0 into bay x 3.8)



South facing uPVC double glazed window with double doors leading out onto the rear garden, feature fireplace around living-flame gas fire, central heating radiator

### LOUNGE



### KITCHEN

11'5" x 9'6" (3.5 x 2.9)



Range of fitted units with corresponding work tops, uPVC double glazed window to the rear, uPVC double glazed door to





the side driveway, central heating radiator, plumbed for washing machine and plumbed for gas oven, pantry with plumbing for washing machine,

## KITCHEN



## FIRST FLOOR

### LANDING

Ceiling hatch access to the loft

### BEDROOM 1

12'5" x 12'5" (3.8 x 3.8)



Built in wardrobes, central heating radiator, leaded glazed bay window to the front

### BEDROOM 2

13'9" x 12'5" (4.2 x 3.8)



Built in wardrobes, central heating radiator, leaded glazed bay window to the rear

### BEDROOM 3

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



Central heating radiator, uPVC double glazed window to the rear





## BATHROOM

9'6" x 6'10" (2.9 x 2.1)



Walk-in shower cubicle, panelled bath, pedestal wash basin, cupboard housing gas central heating boiler and water immersion cylinder

## SEPARATE WC

Low WC, glazed window to the side

## OUTSIDE



Lawned and stocked garden to the front, long driveway leading to the garage. Superb lawned and stocked south facing enclosed garden to the rear with stone patio, green house and summer house to the rear of the garage

## DETACHED GARAGE

With up and over door

## OUTSIDE



## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band D



## HOW TO GET THERE

From Harrogate Road, turn into Shadwell Lane, turn right onto the Ring Road and then right again into Shadwell Walk

## 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

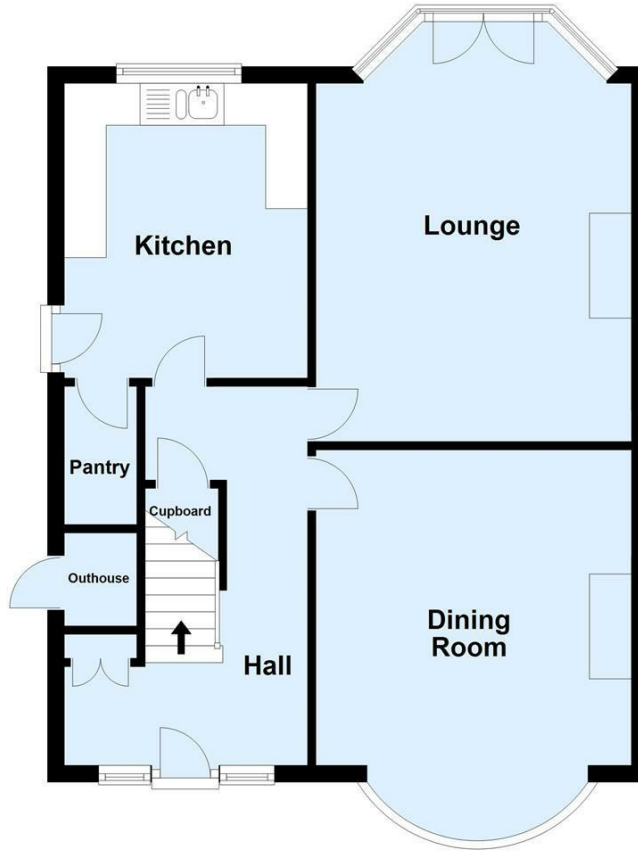
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>	<b>62</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Approx. 56.1 sq. metres (603.4 sq. feet)



### First Floor

Approx. 55.9 sq. metres (602.0 sq. feet)

