



North Views Emville Avenue, Leeds LS17 8BB

welcome to

North Views Emville Avenue, Leeds

LUXURIOUS, modern and elegant 6 bedroom detached home in Shadwell, Leeds !! Providing SCENIC VIEWS from the top floor BALCONY and incredible fittings throughout, there is not a home like this one in the area !! Within the catchment of Leeds Grammar School, this property is ideal for all families.

External

Welcome to North Views, Emville Avenue, a stunning 6-bedroom detached property nestled between Shadwell and Alwoodley, Leeds. The property boasts a sizable driveway, providing ample parking for numerous vehicles. The beautifully white rendered frontage and outside lighting adds to the curb appeal, creating a welcoming atmosphere as you approach the house. The gardens are perfectly landscaped to include a large, raised terrace finished with pet- and child-friendly synthetic grass, a timber balustrade, and wide, welcoming steps that lead down to the main lawned garden area. The steps are set between elegant timber handrails that complement the outdoor setting beautifully. Additional features include a children's play area and a versatile outbuilding, currently used as a gym or yoga studio. There is also a EV charging point for convenience.

Entrance

Upon entering, you are greeted by a spacious and elegant tiled hallway, flooded with light via a vaulted ceiling and double skylights that sets the tone for the rest of the home. The hallway houses the bespoke oak and glass staircase and provides access to the shower room and kitchen/dining room. The modern flooring and tasteful decor create a warm and inviting ambiance, making you feel right at home. The property features an array of integrated technologies, including audio/visual and network cabling to the first floor, smart-wired smoke alarms, and comprehensive CCTV coverage.

Shower Room

Located on the ground floor, the shower room features a sleek built-in shower cubicle and one of the property's four toilets. This neutral-coloured room is a great feature, offering convenience and

comfort. The modern fixtures and fittings add a touch of luxury, making it a perfect and practical space for refreshing and unwinding.

Living Room

26' 5" Max x 11' 4" Max (8.05m Max x 3.45m Max)
The modern and spacious living room is perfect for comfortable living and entertaining guests. With ample space for various pieces of furniture, you can truly make this space your own. The room also features external sliding doors shrouded by bespoke handmade curtains that open onto the large terrace, allowing plenty of natural light to flood in. The stylish decor creates a warm and inviting atmosphere, making it an ideal spot for relaxation. A cloakroom with ample storage for shoes and coats is provided along with a technology cupboard providing a hub for the property's technology.

Kitchen/Diner

29' 9" Max x 10' 9" Max (9.07m Max x 3.28m Max)
The kitchen/diner is a wonderfully modern and spacious area, equipped with a large selection of built-in base units, high end integrated appliances and bespoke blinds to all windows. This room offers simplistic living and provides access to the raised terrace through French doors, ensuring plenty of natural light. The kitchen also leads to the stylish double fitted office office.
Sleek white Corian countertops, accent lighting, and under-cabinet illumination complement the contemporary cabinetry, creating a kitchen that's a chef's dream. The open-plan layout enhances the space, making it ideal for both entertaining and family gatherings. An adjoining utility area adds further convenience.

Office





13' 7" Max x 7' 4" Max (4.14m Max x 2.24m Max)
 Accessed via the kitchen, the fully fitted double office space offers ample space making it an ideal workspace. The large window with bespoke wooden slatted blind provides plenty of natural light, creating a bright and inspiring environment for productivity. The tasteful decor and built-in storage solutions ensure that this office is both functional and stylish.

First Floor

A spacious and bright landing provides access to the house bathroom and five generously sized bedrooms, with an en-suite off one of the bedrooms.

Bedroom One

13' 6" Max x 7' 8" Max (4.11m Max x 2.34m Max)
 Bedroom one is well-sized featuring double fitted wardrobes and Juliette balcony, with plenty of room for a double bed. The floor-to-ceiling double-glazed tilt and turn window allows for abundant natural light. A standout feature of this room is the en suite, which includes a shower cubicle for convenient and comfortable living. The plush carpeting and elegant decor create a serene and relaxing atmosphere, making it a perfect retreat at the end of the day.

Bedroom Three

8' 1" Max x 11' 7" Max (2.46m Max x 3.53m Max)
 Bedroom three is well-sized featuring ample fitted wardrobes, Juliette balcony and floor-to-ceiling double glazed tilt and turn window. The room can easily accommodate a double bed and additional bedroom furniture. The room features carpeted flooring, painted walls. The tasteful decor and ample storage solutions make this bedroom a comfortable and inviting space.

Bedroom Four

7' 5" Max x 16' Max (2.26m Max x 4.88m Max)
 Generously spaced, bedroom four offers more than

enough room for a double bed and additional furniture. This room benefits from dual windows and build-in wardrobes, allowing plenty of natural light to pour in. The elegant decor and plush carpeting create a cozy and relaxing atmosphere, making it a perfect space for rest and rejuvenation.

Bedroom Five

7' 7" Max x 8' Max (2.31m Max x 2.44m Max)
 Although one of the smaller rooms in the property, bedroom five is still well-spaced with fitted wardrobes and can accommodate a double bed and additional furniture. The charming decor and ample natural light make this room a cozy and inviting space, perfect for guests or family members.

Bedroom Six

10' 7" Max x 6' 4" Max (3.23m Max x 1.93m Max)
 Positioned at the front of the property, this versatile room is currently used as a sixth guest bedroom. However, it can easily be transformed into a home office or extended into bedroom five to create a spacious, larger suite. Dual-aspect windows flood the room with natural light, enhancing its bright and flexible appeal.

Family Bathroom

The family bathroom has been renovated to a high standard, featuring a luxurious bath, a walk-in shower, two separate sink units, and a bidet to complement the toilet. The modern fixtures and elegant decor create a spa-like atmosphere, making it a perfect space for relaxation and pampering. Boasted by a luxurious whirlpool bath, walk-in shower, under floor heating and high-end fixtures.

Second Floor

As part of the loft conversion, the second floors boasts a spacious landing area and large window allowing natural light to flood in. The area features a laundry area that services the main bedrooms and access to the principal suite.



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- Overall square footage : 2368 sq. feet
- GUIDE PRICE £875,000 - £895,000
- Elegant and modern fixtures and fittings
- Open plan ground floor accommodation
- Stylish decor

Tenure: Freehold EPC Rating: C
Council Tax Band: E

guide price

£875,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
MRT106525 - 0031

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