




Stoneacre Properties
 184 Harrogate Road
 Leeds
 West Yorkshire
 LS7 4NZ
 0113 237 0999
 north@stoneacreproperties.co.uk
 www.stoneacreproperties.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		65	
(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	

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Shadwell Lane, Shadwell, LS17 8AP

£1,395 Per Calendar Month

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

*** THREE BEDROOM LINK DETACHED HOUSE *** LOCATED IN SHADWELL *** Stoneacre Properties are pleased to be able to offer to let this fantastic three bedroom link detached house just off Shadwell Lane. The property would make a great home and offers spacious accommodation having recently been re-decorated and re-carpeted. Shadwell is an incredibly popular choice for people choosing to live in North Leeds, looking for a semi-rural lifestyle, with the huge benefit of being surrounded by countryside yet only a 15-minute drive to Leeds City Centre. Shadwell village offers fantastic local amenities including convenience stores, pub and village hall. The accommodation comprises of entrance hall, W.C, lounge / diner, kitchen, master bedroom, two further bedrooms and house bathroom. The property benefits from off street parking garage along with front and rear gardens. Available 9th July!

- **THREE BEDROOMS**
- **LINK DETACHED**
- **UNFURNISHED**
- **LS17 LOCATION**
- **FRONT & REAR GARDENS**
- **GARAGE**
- **AVAILABLE 9TH JULY!**
- **EPC RATING D**

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rightmove

BUY SELL RENT MANAGEMENT FINANCE LEGAL

The Property Ombudsman The Government Equalities Office OnTheMarket.com

ENTRANCE HALL

Wood strip flooring.

W.C.

W.C, wash hand basin and double glazed window.

LOUNGE / DINER

Wood strip laminate flooring, fire surround, radiator, stairs to first floor, double glazed window and door to rear garden.

KITCHEN

Range of wall and base units, gas hob, oven, extractor, space for fridge freezer, built in washing machine and dishwasher. The room benefits from a tiled floor, double glazed window and door to rear garden.

LANDING

Storage cupboard.

MASTER BEDROOM

Built in wardrobes, radiator and double glazed window.

BEDROOM TWO

Radiator and double glazed window.

BEDROOM THREE

Radiator and double glazed window.

BATHROOM

Fully tiled bathroom with suite comprising of wash hand basin, W.C, bath and shower cubicle. The room also has a heated towel rail along with double glazed window.

EXTERNAL

The property benefits from off street parking, garage, along with generous front and rear gardens.

