



Stoneacre  
Properties



## Shadwell Park Drive

Leeds, LS17 8TT

£835,000



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## Entrance

Entering the property you are welcomed into the spacious entrance hallway with a central staircase and access being offered to the w/c, lounge, dining room, and to reception room 3.

## w/c

Comprising toilet and sink.

## Lounge

Large formal lounge is accessed via internal double glass doors and offers ample space for seating and boasts a wonderful feature fireplace and original wood flooring.

## Dining Room

A spacious formal dining room is an ideal space for hosting and socialising guests and mirrors the lounge with double glass doors leading in from the hallway.

## Reception Room 3

The third reception room is situated to the rear of the property and offers great versatility. Currently used as a seating area, it could also be used as a dining space with direct access to the kitchen. This space provides an open flow to the kitchen creating an ideal space for gatherings with friends and family.

## Kitchen

Modern kitchen made up of wall and base units with integrated appliances, including microwave, dishwasher and range cooker, as well as offering an abundance of storage space, a peninsula with breakfast bar seating, all finished with granite worktops. Two sliding doors offer access out to the patio and garden.

## Utility Room

The units continue on from the kitchen and houses the washing machine and dryer and is finished with granite worktops. Side door leads out to the garden.

## Landing

The first floor boasts a total of six bedrooms with three to the right-hand side of the property and three to the left-hand side of the property. The left-hand side is currently used as a primary suite with bedroom, dressing room, office/gym and bathroom. There is also the main house bathroom to the first floor.

## Bedroom 1

Large double bedroom overlooking the rear garden. The room is generous in size and boasts fitted wardrobes.

## Bedroom 2

Second double bedroom laid to carpet with built in wardrobe.

## Bedroom 3

Third spacious bedroom.

## Bathroom

4-piece house bathroom is tiled and boasts free-standing bath, walk in shower, toilet and sink.

## Bedroom 4

Situated to the left-hand side of the first floor and used as the bedroom to the primary suite.

## Office/Gym/Bedroom 5

Currently used as a home office/gym, this room can also be used as bedroom 5, a spacious double bedroom. The room benefits from dual aspect windows and looks out over the rear garden.

Tel: 0113 237 0999

## Dressing Room / Bedroom 6

Currently set up as a dressing room to the primary bedroom but can also be used as bedroom 6.

## Bathroom 2

Second bathroom with shower over bath, toilet and sink.

## External

To the front of the property is a multi-car driveway that leads up to the integral garage and a front garden laid to lawn. To the rear is a private and secluded garden primarily laid to lawn with large patio seating area that houses the hot tub and mature plants and shrubbery run around the property's perimeter.

## Garage

An ideal storage space with its own electric supply.



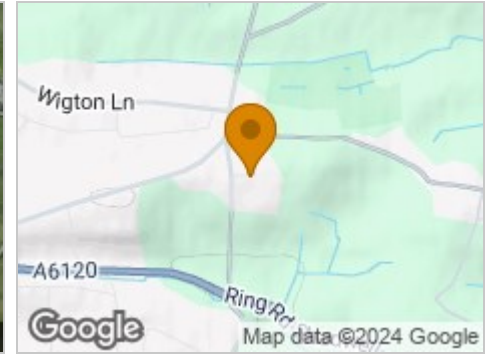
## Road Map



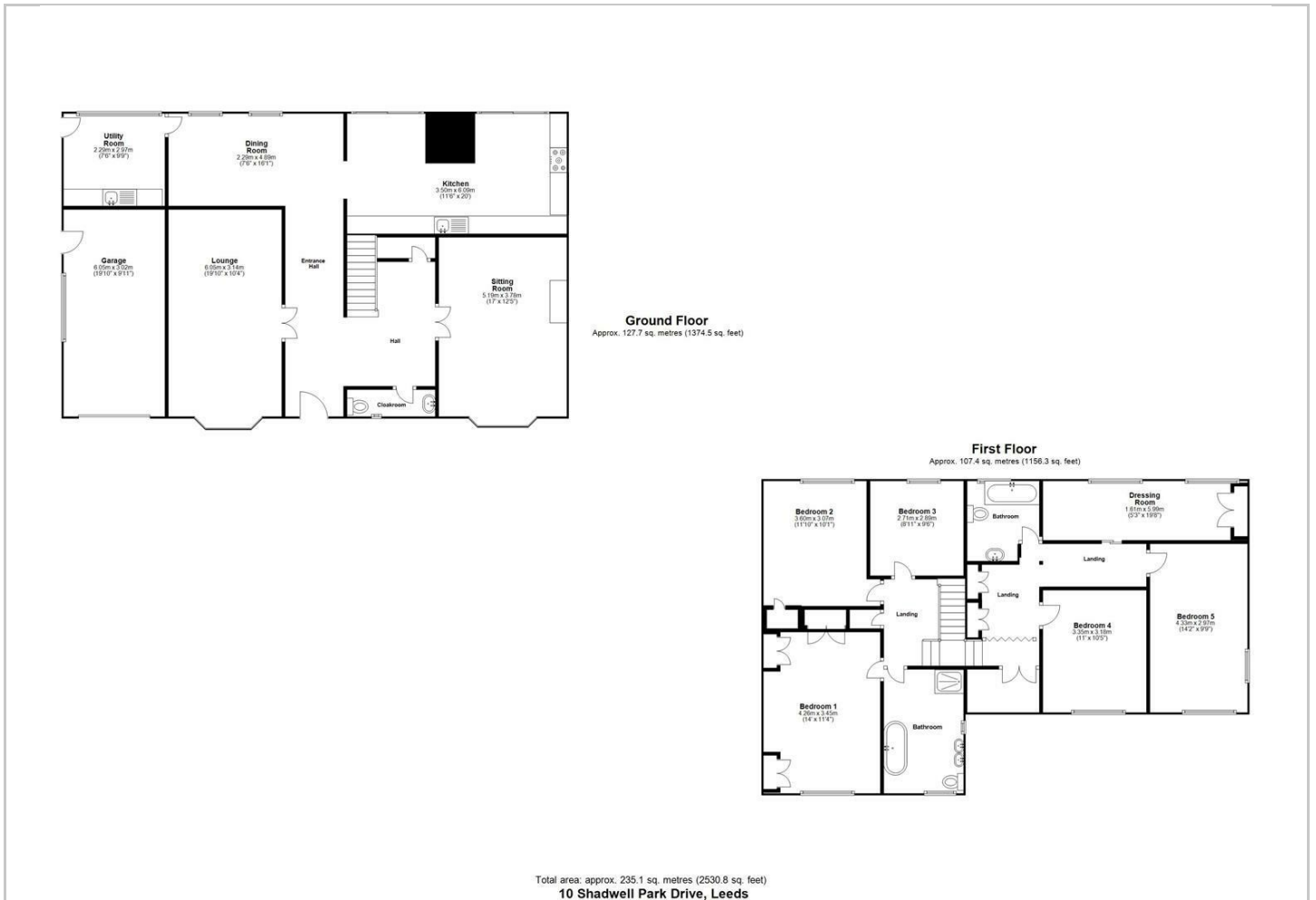
## Hybrid Map



## Terrain Map



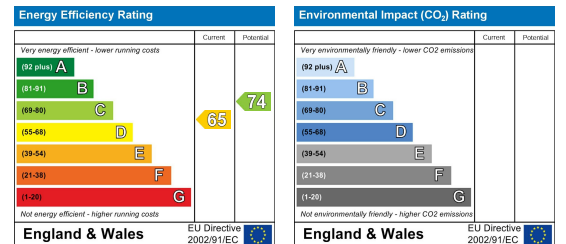
## Floor Plan



## Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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