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Properties



## Shadwell Park Drive

Leeds, LS17 8TT

Fixed Asking Price £775,000



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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 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



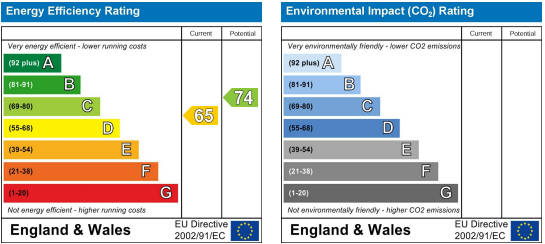
Floor Plan



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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