

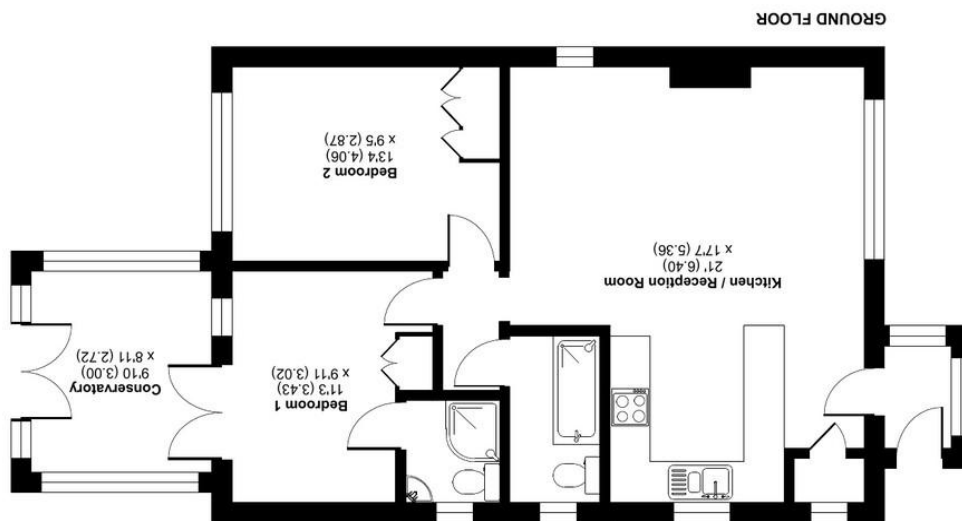
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RICS Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential), © rickson 2024.
Produced for Thomlinsons, REF: 1167259



Approximate Area = 792 sq ft / 73.6 sq m
For identification only - Not to scale

Main Street, Shadwell, Leeds, LS17



279 Main Street, Shadwell



£339,950

279 Main Street, Shadwell, Leeds, LS17 8LH

****NO CHAIN**** A well presented and spacious two bedroom detached bungalow 'ready to move into' which has been upgraded to allow versatile living space and situated in the sought after village of Shadwell. The property must be viewed to appreciate the layout.

SITUATION AND DESCRIPTION

Shadwell is a highly popular suburb of Leeds which retains its many village traditions and is considered as one north-east Leeds most sought-after affluent residential areas, close to the Outer Ring Road, approximately 6 miles from the city centre and yet only minutes driving distance from spectacular Yorkshire countryside.

Local amenities include a number of shops, post office and news agents, a primary school, the Red Lion pub and tennis, cricket and golf clubs. At Chapel Allerton nearby there is the Sainsbury's supermarket with Argos and Marks and Spencer's Foodhall.

There are excellent schools for all ages in both state and private sectors including Allerton High School, the Grammar School at Leeds, and primary schools.

The Outer Ring Road provides access to Leeds, Bradford, York, Harrogate, and the national motorway network (A1/A1/M62) near to Wetherby makes areas further afield more accessible by road.

Regular bus services enable easy access into the city centre and Leeds has a major centrally located railway station enjoying nationwide links. There is the Leeds Bradford International Airport at nearby Yeadon, only approximately 10-15 minutes away by car.

Eccup Reservoir is popular with walkers and other attractions being a short drive away include Roundhay Park, Harewood House and 130 acres of gardens and woodland at Golden Acre Park, not to mention several private membership leisure clubs including David Lloyd's. Leeds—5.5 miles, Bradford—13 miles, Harrogate—12.5 miles, Motorways—8 miles (Approx.).

ENTRANCE PORCH

OPEN PLAN LOUNGE/KITCHEN

with wood flooring and having an open plan aspect with range of wall and floor mounted units with granite worktops over, integrated appliances and window to side and front aspect. Into the lounge area it has a spacious feel with marble fireplace and living flame fire

INNER HALLWAY

with access to loft

BEDROOM

having wooden flooring and with range of fitted wardrobes, window to rear aspect



HOUSE BATHROOM

tiled and having bath with shower over, vanity washbasin, low level wc and window to side

BEDROOM

with fitted wardrobe and French doors leading to Conservatory,

ENSUITE SHOWER ROOM

tiled and having corner shower cubicle, vanity washbasin, low level w and window to side

CONSERVATORY

tiled floor and having double French doors to rear garden and patio area

OUTSIDE

lawned garden to front with borders and shrubs whilst to the rear lies an enclosed private rear garden with patio area and access to a SINGLE GARAGE with up and over door and parking for 3/4 cars.

