



**HUNTERS**<sup>®</sup>

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**26 Plantation Gardens, Shadwell, Leeds, LS17 8SX**

Energy Rating: TBC | Council Tax Band: D

Asking Price £375,000

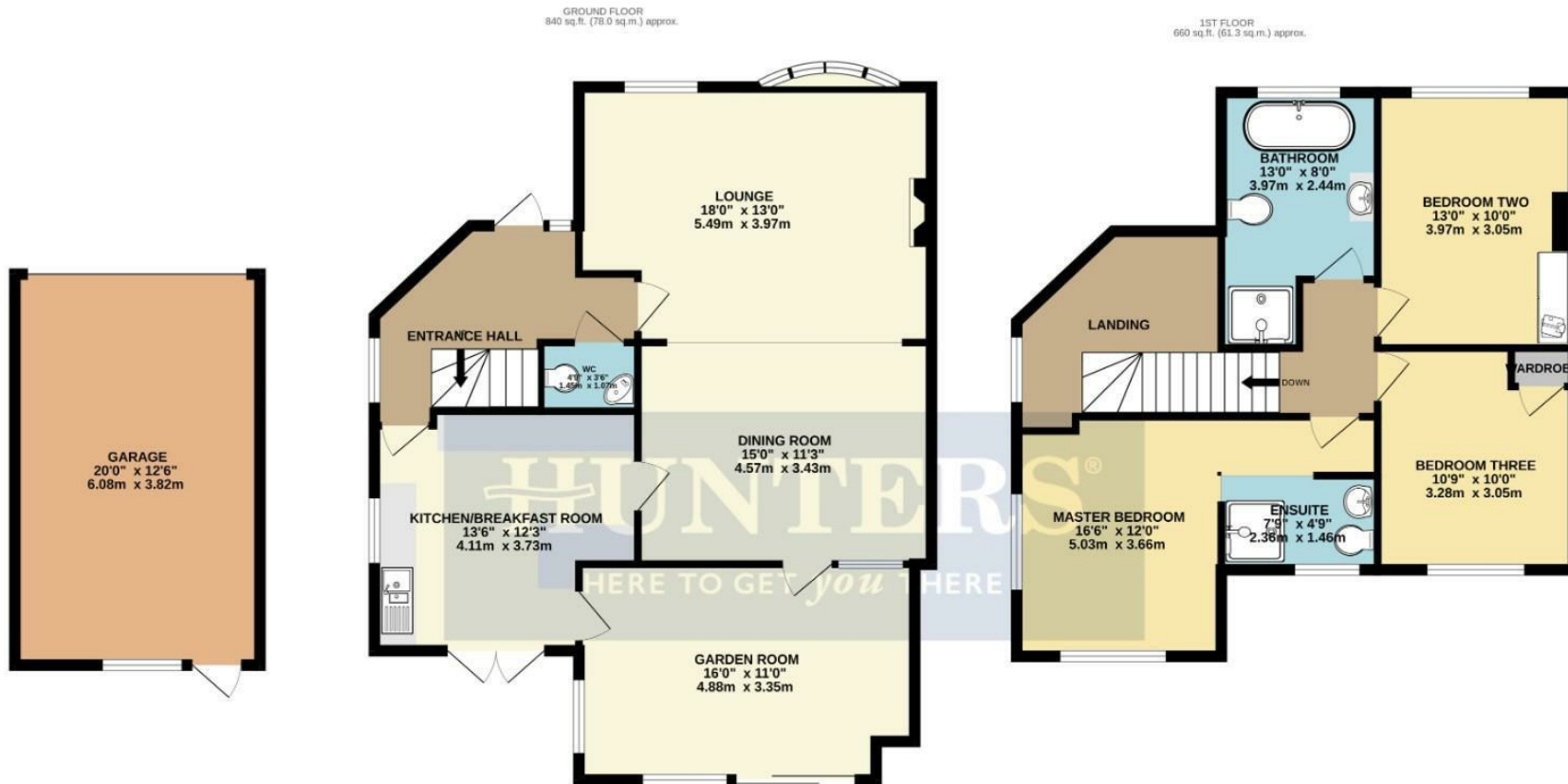
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SUPERB FAMILY HOME – SUBSTANTIAL CORNER PLOT BACKING ONTO WOODLAND – EXTENDED SEMI-DETACHED HOUSE – THREE DOUBLE BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – LANDSCAPED GARDENS TO ALL SIDES – DRIVEWAY AND DETACHED GARAGE – FANTASTIC POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING PERMISSION – NO CHAIN

A terrific family home, this three bedroom, two bathroom semi-detached house is extended to the rear and side, with further opportunities to extend further subject to appropriate planning permissions. Located in Alwoodley, the property is close to good and outstanding primary and secondary schools, parks, nature walks, bars, restaurants, pubs, shops, restaurants and transport links to name just some of the amenities close by. Set in an enviable corner plot backing onto woodland, there are gardens to all sides, a driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, dining room, kitchen breakfast room and garden room on the ground floor. On the first floor, is an ensuite master bedroom, four piece house bathroom, landing and two further double bedrooms. Energy Rating - TBC

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PLANTATION GARDENS, LEEDS, WEST YORKSHIRE, LS17 8SX

TOTAL FLOOR AREA : 1500 sq.ft. (139.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

**Entrance Hall**

13'6" (max) - 8'9" (max)

Vaulted feature ceiling with two storey floor to ceiling windows, stairs to the upper level and radiator.

**Dowstairs W/C**

4'9" (max) - 3'6" (max)

Tiled walls, wash hand basin and w/c.

**Lounge**

18'0" (max) - 13'0" (max)

Radiators, gas fire with surround and open plan to dining room.

**Dining Room**

15'0" (max) - 11'3" (max)

Radiator and open plan to the lounge.

**Kitchen Breakfast Room**

13'6" (max) - 11'6" (max)

Stainless steel sink with drainer, space for range style cooker with extractor over, tiled floor, double doors to the rear garden patio and a range of wall and base units.

**Garden Room**

16'0" (max) - 11'0" (max)

Tiled floor, radiator and sliding doors to the rear gardens.

**Landing**

16'6" (max) - 8'9" (max)

Loft access and stairs to the lower level.

**Master Bedroom**

16'6" (max) - 12'0" (max)

Radiator.

**Ensuite**

7'9" (max) - 4'9" (max)

Open plan to the bedroom, tiled walls, half tiled walls, shower cubicle with glass enclosure, wash hand basin and w/c.

**Bedroom Two**

12'0" (max) - 10'0" (max)

Radiator and built in wardrobes.

**Bedroom Three**

10'9" (max) - 10'0" (max)

Radiator and built in store room.

**House Bathroom**

13'0" (max) - 8'0" (max)

Fully tiled walls and floor, roll top free standing bath, shower cubicle with glass enclosure, heated towel rails, wash hand basin with pedestal under and w/c.

**Front Gardens**

Grassed lawns, bushes, trees, flowerbeds, plant and shrubs.

**Driveway**

With parking for several vehicles.

**Detached Garage**


20'0" (max) - 12'6" (max)

Up and over garage door, pedestrian access, inspection pit, power and lights.

**Rear Gardens**

Grassed lawns, mature trees, patios, flower beds, bushes, plants, shrubs, hedges and bushes.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











