



28 EMVILLE AVENUE LEEDS, LS17 8BB

£1,000,000
FREEHOLD

A generously proportioned 6-bedroom property in the heart of Shadwell, offering ample space for family living. With a versatile layout, this home is perfect for growing families or those needing extra room for work, hobbies, or guests. Located in a convenient area with easy access to local amenities, schools, and transport links, it combines practicality with comfort.

MONROE

SELLERS OF THE FINEST HOMES

28 EMVILLE AVENUE

- Prime Shadwell Location • Perfect for Growing Families
- Excellent Transport Links • Generous Living Space • Versatile Layout • Ample Guest Accommodation • Close to local amenities
- Beautifully presented throughout • Turn key property • Finished to a great standard



This impressive and expansive residence offers a masterclass in versatile family living, with a generous gross internal floor area of approximately 2,935 square feet.

Entry is via a welcoming porch into a grand, beautifully tiled central hall that forms the heart of the ground floor. To one side, a dedicated study provides a quiet retreat for home working, while a spacious games room creates an ideal environment for indoor recreation. The ground floor is thoughtfully configured for both family life and entertaining, featuring a well-proportioned guest bedroom with its own WC and adjacent storage. A large cloakroom with extensive storage and a further WC off the hall add to the home's excellent practicality.

The principal living spaces are positioned to the rear of the property and have been designed to maximise comfort, light, and flow. A vast living room offers an inviting setting for both large-scale entertaining and relaxed family evenings, connecting seamlessly to the dining kitchen. The kitchen is well equipped with generous work surfaces, integrated appliances, and a central layout perfectly suited to everyday living. A substantial adjoining utility room, with external access, ensures the main living areas remain clutter-free. A wide, light-filled hall and striking central staircase complete the ground floor and lead naturally to the upper level.

The first floor continues to impress with its sense of space and light. An expansive landing provides access to four well-proportioned bedrooms, each offering its own scale and character. The principal suite is a true sanctuary, featuring a Juliette balcony overlooking Brandon Golf Course, a generous bedroom area, and a luxurious en-suite bathroom incorporating a modern steam room. Three further double bedrooms are served by a contemporary family bathroom, offering ample accommodation for family members and guests alike. The largest of these additional bedrooms enjoys particularly generous proportions, while the remaining rooms are well suited to children's bedrooms, guest accommodation, or hobby spaces.

Throughout the home, the architectural design places emphasis on both scale and functionality, with large windows allowing natural light to flood the interiors. The careful balance between open, sociable living areas and more private retreats makes this an exceptional opportunity for those seeking a substantial home with a flexible and practical layout.

Externally, the property benefits from ample off-street parking, complemented by two garages providing excellent storage or secure parking. To the rear, the garden is exceptionally large and offers a strong sense of privacy. Backing onto open greenery, it enjoys attractive, far-reaching views and provides an ideal setting for outdoor entertaining, family enjoyment, or

future landscaping potential.

REASONS TO BUY

- Prime Shadwell Location
- Perfect for Growing Families
- Generous Living Space
- Large rear garden overlooking stunning open greenery
- Versatile Layout
- Ample Guest Accommodation
- Close to local amenities
- Beautifully presented throughout
- Turn key property
- Finished to a great standard

ENVIRONS

Emville Avenue boasts an exceptional location, offering a wealth of local amenities in Shadwell and Roundhay. Everything you need is conveniently located right on your doorstep, including local shops, vibrant bars, restaurants, and coffee shops. Positioned near the A58 and close to the Ring Road A6120, it provides excellent connectivity while maintaining a peaceful rural setting. Nearby, a host of local amenities are available, such as a famous Fish and Chip shop, a village golf course, the Red Lion Pub, tennis courts, and a newly established recreation park, making it a perfect setting for homeowners desiring access to these facilities.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

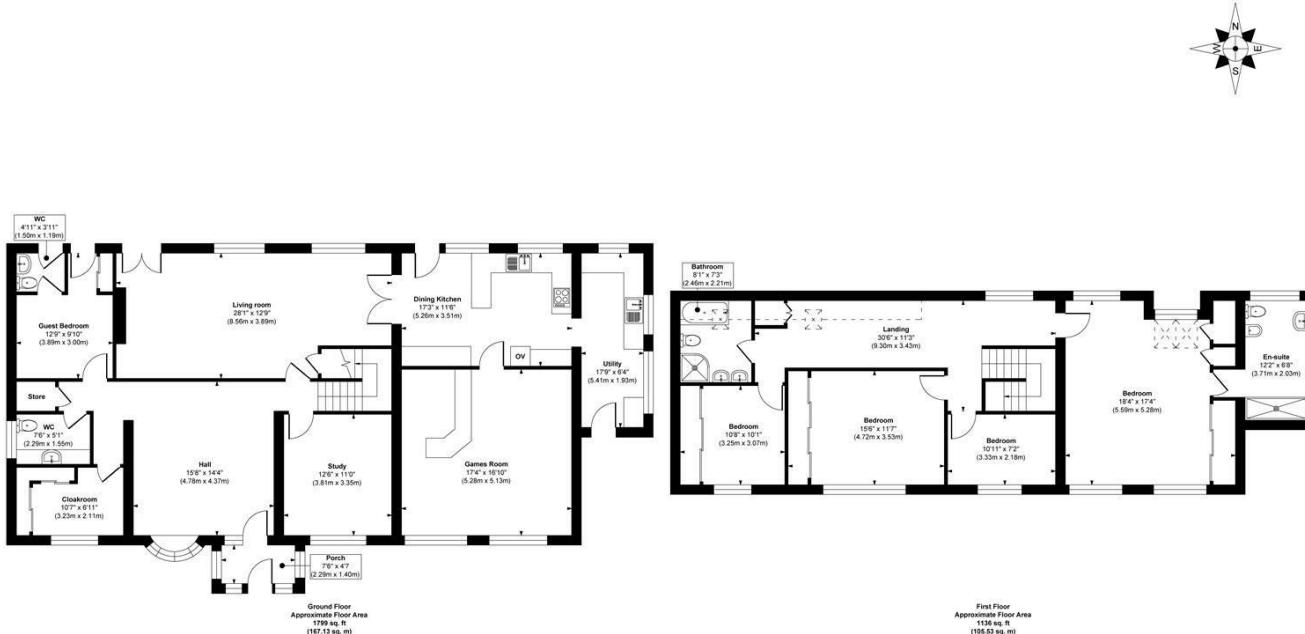
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2934.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2935 sq. ft / 272.66 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	74
(69-80)	C	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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