



6 Ludolf Drive, Shadwell, Leeds, LS17 8LJ

Energy Rating: TBC | Council Tax Band: F

Offers Over £450,000

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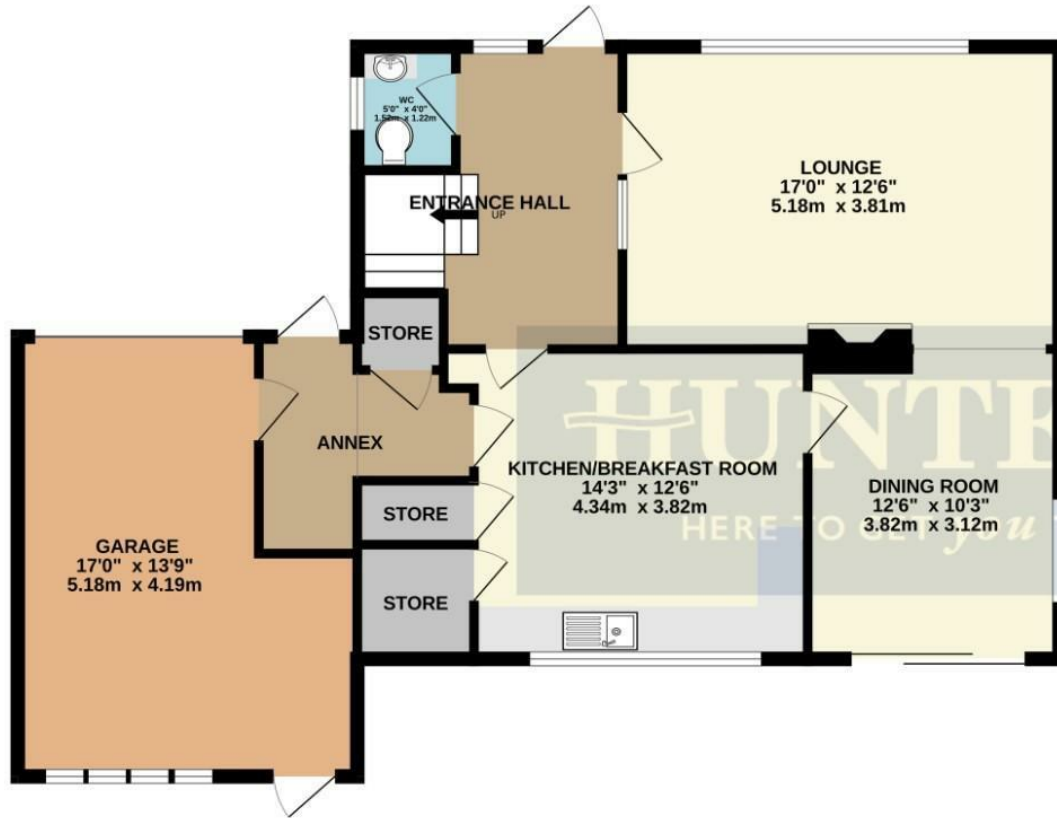
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EXCELLENT FAMILY HOME – SUPERB POTENTIAL TO EXTEND SUBJECT TO PLANNING – FOUR BEDROOM DETACHED HOUSE – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – ATTACHED GARAGE – IN NEED OF MODERNISATION – CUL-DE-SAC LOCATION IN SHADWELL VILLAGE – NO CHAIN

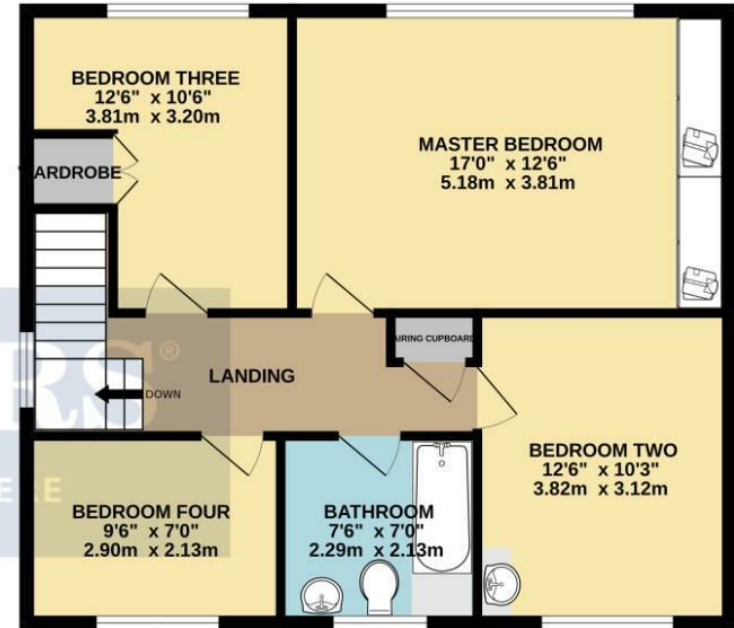
In need of some modernisation, but with excellent potential to extend, subject to planning permission, this four bedrooms detached house is a wonderful family home. Located on a quiet cul-de-sac in the heart of Shadwell Village, the property is close to good and outstanding primary and secondary schools, nature walks, shops, pubs, restaurants, bars, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and attached garage, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, dining room, kitchen breakfast room and annex on the ground floor. On the first floor, there are four bedrooms, landing, airing cupboard and house bathroom. Energy Rating - TBC

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GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



LUDOLF DRIVE, SHADWELL, LEEDS, LS17 8LJ

TOTAL FLOOR AREA : 1675 sq.ft. (155.6 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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

Entrance Hall

12'6" (max) - 10'6" (max)

Radiator and stairs to the upper level.

Downstairs W/C

5'0" (max) - 4'0" (max)

Built in sink with cupboard underneath and w/c.

Lounge

17'0" (max) - 12'6" (max)

Radiator, gas fire with surround and opening to the dining room.

Dining Room

12'6" (max) - 10'3" (max)

Radiator and sliding doors to the rear garden patio.

Kitchen Breakfast Room

14'3" (max) - 12'6" (max)

Stainless steel sink with drainer, tiled splash back, boiler, space for freestanding oven with extractor over, radiator and a range of wall and base units.

Pantry

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

Store Room

4'9" (max) - 2'3" (max)

Annex

8'9" (max) - 8'0" (max)

Door to the front.

Under Stairs Storage

4'3" (max) - 4'0" (max)

Landing

17'3" (max) - 9'3" (max)

Radiator, loft access and stairs to the lower level.

Airing Cupboard

3'6" (max) - 2'0" (max)

Housing the hot water tank.

Master Bedroom

17'0" (max) - 12'6" (max)

Radiator and built in wardrobes.

Bedroom Two

12'6" (max) - 10'3" (max)

Radiator and built in sink with cupboard underneath

Bedroom Three

12'6" (max) - 10'6" (max)

Radiator and built in wardrobes.

Bedroom Four

9'6" (max) - 7'0" (max)

Radiator.

Bathroom

7'6" (max) - 7'0" (max)

Tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens

Grassed lawns, flower beds, plants, shrubs, bushes and walkway to the front door.

Driveway

With parking for at least one vehicle.

Attached Garage


17'0" (max) - 13'9" (max)

Electric up and over door, power and lights.

Rear Gardens

Flower beds, plants, bushes, grassed lawns, patio, hedges and shrubs.

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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.







