





Plantation Avenue,Shadwell Leeds LS17 8TB

william h brown

welcome to

Plantation Avenue, Shadwell Leeds

A spacious three-bedroom detached home set within generous gardens, complete with a driveway and garage. Although requiring modernisation, the property presents an exciting opportunity for buyers looking to create their perfect home.













Ground Floor
Porch
A useful porch providing a welcoming entrance to the home, with additional space for storage.

Hall
Stairs provide access to the first-floor accommodation.

Lounge
An impressive-sized lounge featuring a large front double-glazed bay window, allowing plenty of natural light into the room, along with a fitted radiator.

Dining Room
A fantastic versatile living space with a front double-glazed window, fitted radiator and rear sliding doors opening directly onto the garden, creating a seamless connection between indoor and outdoor space.

Kitchen
A generously sized kitchen featuring rear and side double-glazed windows, a side external door and fitted radiator. The kitchen offers a wide range of wall and base units with ample worktop space, integrated appliances and plenty of room for additional freestanding appliances.

First Floor
Bedroom One
A spacious double bedroom featuring a rear double-glazed window and fitted radiator. The room is generously proportioned and benefits from fitted wardrobes and additional built-in cupboards, providing excellent storage.

Bedroom Two
A well-proportioned double bedroom featuring a front double-glazed window and fitted radiator.

Bedroom Three
A single bedroom featuring a front double-glazed window, fitted radiator and useful built-in storage cupboard.

Bathroom
The bathroom features a rear double-glazed window and a suite comprising a bath and wash basin.

Toilet
A separate toilet featuring a side double glazed window.

Garage
A detached garage offering practical additional space, featuring a front shutter door, side external access and a side window.

External
Externally, the property boasts spacious gardens to both the front and rear, featuring lawned areas with mature greenery and established planting. The front also benefits from a driveway leading to the detached garage at the rear, providing convenient off-road parking. To the rear is a generous garden with a spacious paved patio area and lawn, offering fantastic potential for buyers to create their ideal outdoor space.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- DETACHED
- THREE BEDROOM
- FRONT AND REAR GARDEN - INCLUDING A DRIVEWAY
- GARAGE
- NEEDS MODERNISING HOWEVER THIS PROPERTY HOLDS HUGE POTENTIAL

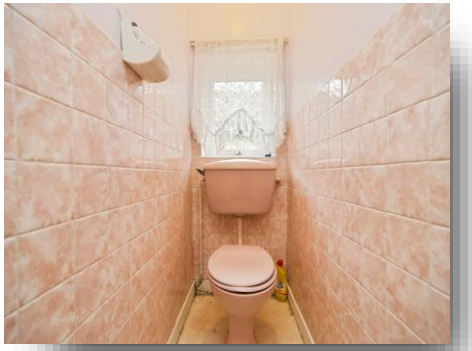
Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers over

£400.000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK109977

The Property Ombudsman

Property Ref:
OAK109977 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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