



464 SHADWELL LANE
LEEDS, LS17 8BA

£350,000
FREEHOLD

Monroe is delighted to present this three bedroom property located in Shadwell. This highly sought-after area of Leeds is fantastically located near an abundance of amenities, top-rated schools, and fabulous scenic walks.

MONROE

SELLERS OF THE FINEST HOMES

464 SHADWELL LANE

- Highly sought-after area of Leeds
- Perfect family home
- Off-street parking
- Fabulous three-bedroom family home
- Ideal for first time buyers
- Light and airy throughout
- Turn key property
- Open plan living
- Full of character
- Well positioned



As you step into the property, you are welcomed by a bright and spacious open-plan living and dining area that flows effortlessly into the lounge. Large windows allow natural light to pour in, creating a warm and inviting atmosphere. The lounge and dining spaces are enhanced by a charming stone fireplace, adding character and a cosy focal point to the room.

Heading upstairs, you'll find three generous bedrooms. Two are well-proportioned doubles offering ample storage, while the third provides ideal flexibility as a bedroom, home office, or nursery. The family bathroom on this floor beautifully showcases exposed an original stone wall, bringing a touch of rustic charm to the home.

Externally, the rear garden is impressively spacious, featuring a well-kept lawn and plenty of room for outdoor seating, entertaining, or family activities. It is fully enclosed by fencing, ensuring both privacy and security.

To the front of the property, a large driveway provides convenient off-street parking for two vehicles.

REASONS TO BUY

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- Ideal for first time buyers

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ENVIRONS

Shadwell Lane 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 gas, water and electricity.

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 selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

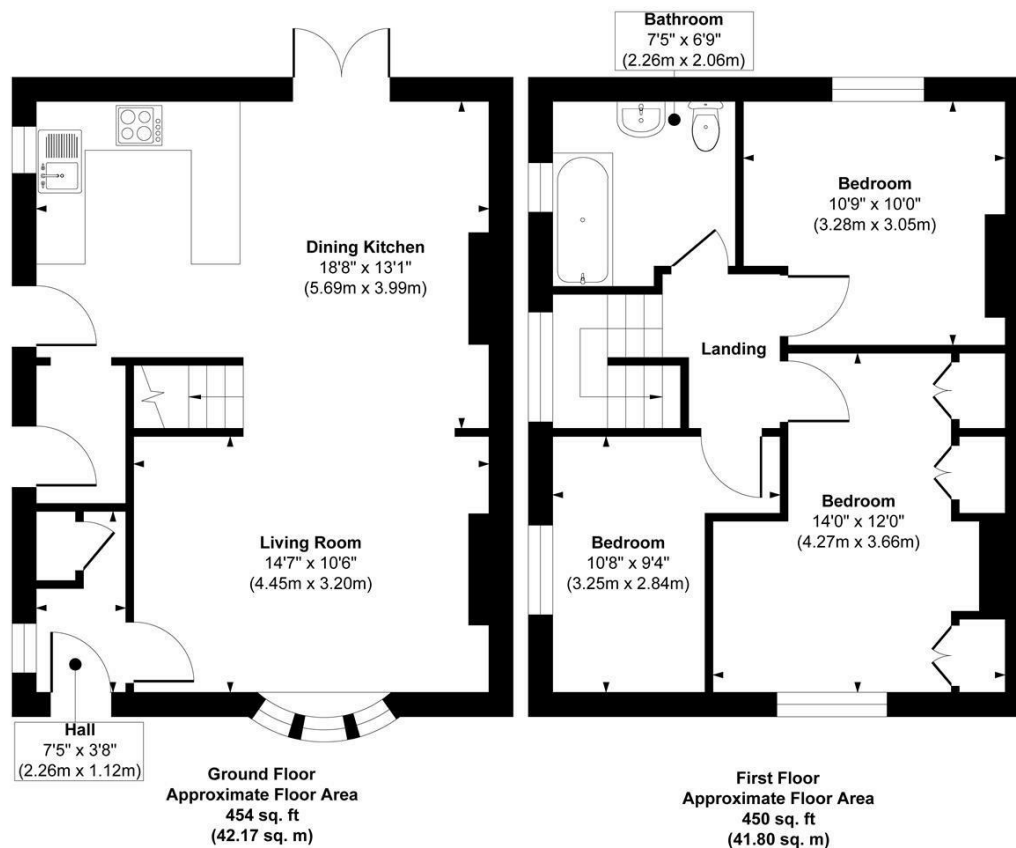
Local Authority – Leeds City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 904.00 sq ft

Tenure – Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(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	

Approx. Gross Internal Floor Area 904 sq. ft / 83.97 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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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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