

14 Crofton Rise, Shadwell, LS17 8LE

Key Features

- Beautifully presented three bedroom home
- Stunning open countryside views
- Sought after Shadwell village location
- Stylish open plan dining kitchen
- Elegant sitting room with bay window
- Attractive fireplace with limestone surround
- Two bedrooms with fitted Hammonds furniture
- Luxurious bathroom with walk in shower
- Landscaped garden with private decking
- Single garage with electric door







Occupying a lovely position in the sought after village of Shadwell, this beautifully presented three bedroom semi detached home enjoys stunning views across open fields to the rear.











Lovingly maintained and thoughtfully improved by the current owners since 2018, the property offers stylish, welcoming accommodation with tasteful interiors and a wonderful connection to the surrounding countryside.

The property is entered through a useful porch, leading into a spacious and welcoming hallway. The elegant sitting room features a beautiful bay window, allowing plenty of natural light to fill the space, while an attractive fireplace with limestone surround creates a lovely focal point.

To the rear, the modern open plan dining kitchen provides a wonderful space for everyday living and entertaining. Enjoying delightful views across the garden and adjoining fields, this bright and inviting room perfectly combines practicality with a relaxed, contemporary feel.

To the first floor are three well proportioned bedrooms, two of which benefit from quality fitted Hammonds furniture, providing excellent storage. The principal bedroom features a lovely bay window, while the rear bedroom enjoys beautiful, uninterrupted views across the open countryside.

The stylish family bathroom has been finished with a luxurious, hotel inspired feel, featuring a generous walk in shower and contemporary illuminated detailing.

A particularly attractive feature of the first floor is the tall landing window, which floods the space with natural light.

Outside, the rear garden has been thoughtfully landscaped to make the most of its wonderful setting. Open style fencing has been carefully chosen to preserve the far reaching countryside views, while a generous private decked seating area and attractive planters create an ideal space for outdoor dining, entertaining or simply relaxing and enjoying the peaceful surroundings.

A single garage with an electrically operated door provides additional convenience.

This is a truly lovely home, beautifully maintained and presented throughout, combining stylish interiors, thoughtfully designed outdoor space and stunning countryside views, all within the highly desirable village of Shadwell. Shadwell is a highly sought after village on the outskirts of North Leeds, offering a wonderful balance of peaceful village living and convenient access to local amenities. At the heart of the village are a well regarded primary school, village hall, traditional pub and an active local community. The nearby areas of Moortown, Roundhay and Chapel Allerton offer an excellent selection of independent shops, cafés, restaurants and everyday amenities, while the popular Roundhay Park provides beautiful green spaces, lakes and woodland walks. Shadwell is also ideally positioned for access to Leeds city centre, the wider motorway network and the surrounding Yorkshire countryside, making it a particularly appealing location for families and professionals alike.

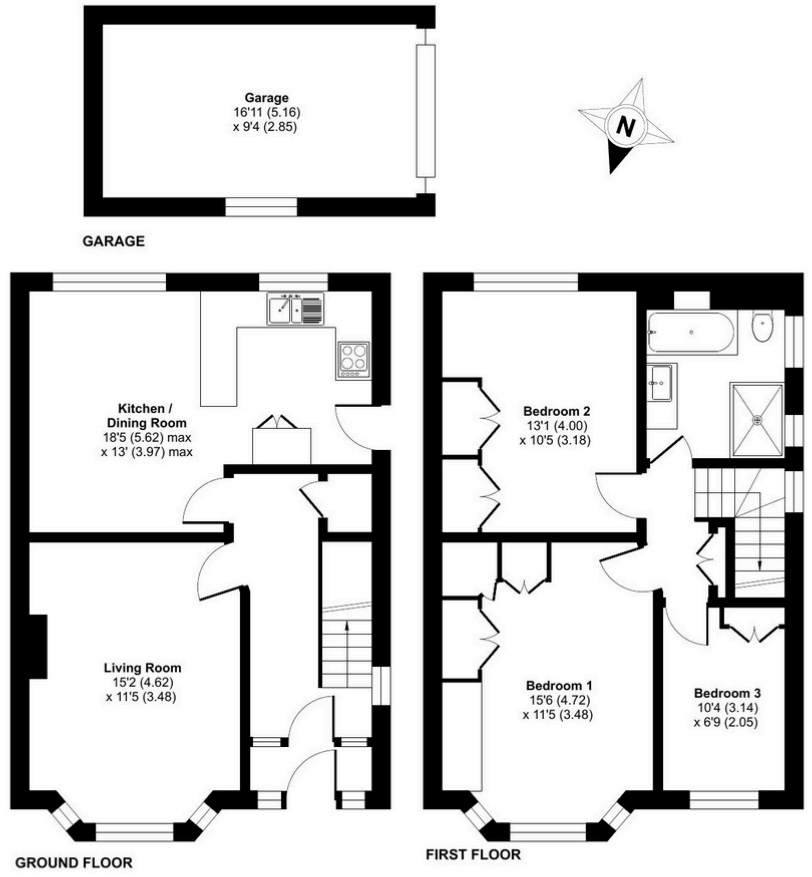
SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



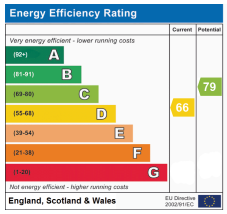


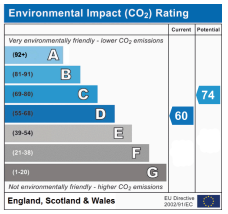
Crofton Rise, Leeds, LS17

Approximate Area = 1022 sq ft / 94.9 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1180 sq ft / 109.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Butler Ridge. REF: 1550446





Tenure Type: Freehold
Council Tax Band: D
Council Authority: Leeds City Council

Butler Ridge
8 High Street,
Wetherby, LS22 6LT
01937 203 222 | enquiries@butlerridgegroup.com

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.