



Stoneacre
Properties



Main Street

Shadwell Leeds, LS17 8HL

£435,000



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Entrance

Entering the property you are welcomed in to the hallway, a great space for shoe and coat storage. The hallway is finished with a mosaic tiled floor and leads to the living room and to the kitchen.

Living Room

This formal living room is flooded with natural light thanks to the large bay window to the front elevation of the property. The room offers ample space for seating and boasts a log burner.

Kitchen/Diner

Spacious open plan kitchen/diner offers ample space for formal dining and the fitted kitchen is made up of shaker style wall and base units and includes integrated microwave, oven, with space for American style fridge/freezer, and dishwasher. The kitchen boasts a huge amount of storage space and door leads down to the basement, and another door leads to the back door which leads out to the garden.

Basement

A very useful storage space.

Bedroom 1

The primary bedroom positioned to the second floor is a large double bedroom with plenty of room for bedroom furniture and is complete with its own en-suite.

En-suite

Comprising freestanding bath, toilet and sink.

Bedroom 2

Second large double bedroom situated to the first

floor again offers plenty of space for bedroom furniture.

Bedroom 3

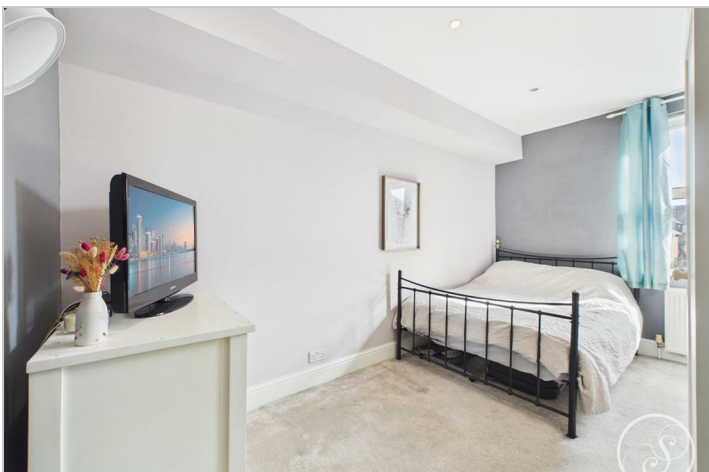
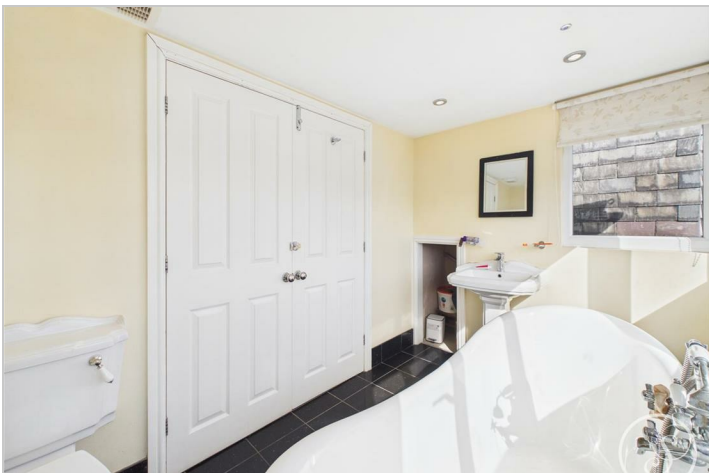
Third double bedroom, also ideal for a home office.

Bathroom

Comprising shower, toilet and sink.

External

To the front of the property is a front garden laid to lawn with path leading up to the front door. To the rear is a large garden with a patio seating area directly outside the property that leads onto a lawned garden. To the far end of the garden you will find off street parking for two cars.



Road Map



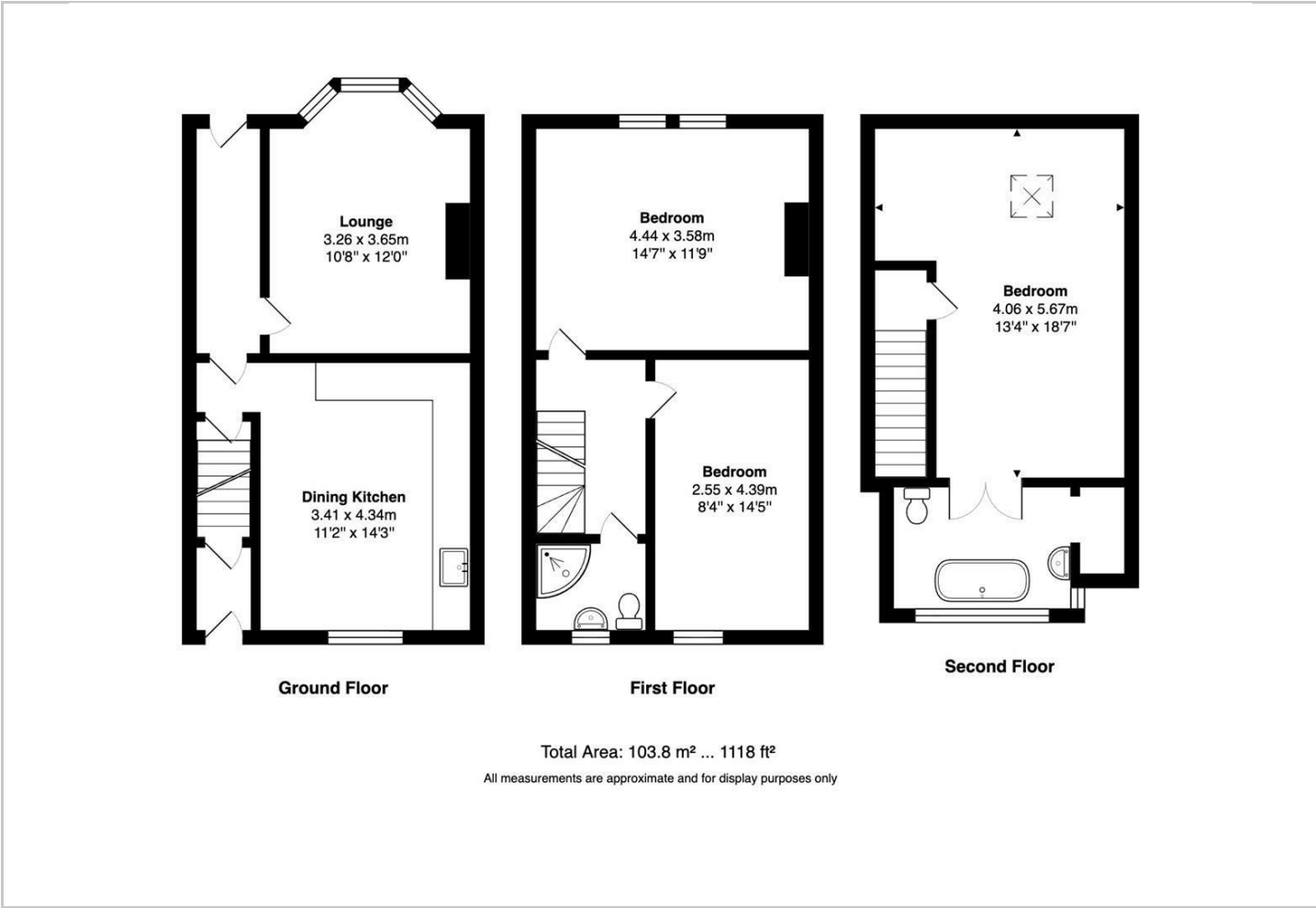
Hybrid Map



Terrain Map



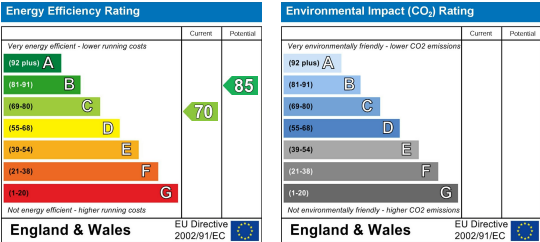
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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