



HUNTERS®
HERE TO GET *you* THERE

268 Shadwell Lane, Leeds, West Yorkshire, LS17 8AJ

Energy Rating: TBC | Council Tax Band: D

Offers Over £475,000

268 Shadwell Lane, Leeds, West Yorkshire, LS17 8AJ

Offers Over £475,000

FANTASTIC FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS - SUPERB WIDER AND LARGER THAN AVERAGE PLOT – BEAUTIFUL LANDSCAPED GARDENS TO THE REAR – DRIVEWAY – DOUBLE GARAGE – OUTBUILDINGS INCLUDING UTILITY ROOM AND OUTSIDE W/C – IN NEED OF SOME MODERNISATION BUT WITH HUGE POTENTIAL – NO CHAIN

A terrific family home, this three bedroom semi-detached house, needs some updating but has enormous potential to further extend, to back, side and loft, subject to appropriate planning permissions. Located on Shadwell Lane, in easy range of Alwoodley, Shadwell, Moortown and Roundhay, 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. Set in a larger and wider than average plot, there are beautifully landscaped gardens to the rear, a driveway, double detached garage with w/c and utility room attached as well as further gardens to the front, externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room, kitchen room and conservatory on the ground floor. On the first floor, there are three bedrooms, landing and four piece house bathroom. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com



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		
	61	79
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		

Porch
 8'9" (max) - 3'0" (max)
 Tiled floor.

Entrance Hall
 15'6" (max) - 8'6" (max)
 Radiator, bay window and original wooden panel walls.

Lounge
 15'0" (max) - 12'6" (max)
 Gas fire with surround, radiator and bay window.

Dining Room
 16'6" (max) - 12'6" (max)
 Radiator, service hatch to the kitchen and bay with double doors to the conservatory.

Kitchen
 14'0" (max) - 8'6" (max)
 Under counter fridge, double fan oven, gas hob with extractor over, dish washer, porcelain sink with drainer, tiled splash back, door to the conservatory, velux window and a range of wall and base units.

Conservatory
 12'9" (max) - 11'9" (max)
 Double doors to the rear garden patio.

Landing
 8'6" (max) - 7'6" (max)
 Stairs to the lower level.

Master Bedroom
 12'6" (max) - 12'0" (max)
 Radiator and built in wardrobes.

Bedroom Two
 12'6" (max) - 12'0" (max)
 Radiator and built in wardrobes.

Bedroom Three
 8'6" (max) - 8'0" (max)
 Radiator.

Bathroom
 8'6" (max) - 8'6 (max)
 Tiled floor, half tiled walls, hot tub style bath, shower cubicle with glass enclosure, loft access, wash hand basin and w/c.

Front Gardens
 Mainly paved for parking and mature hedges providing privacy.

Driveway
 With parking for several vehicles.

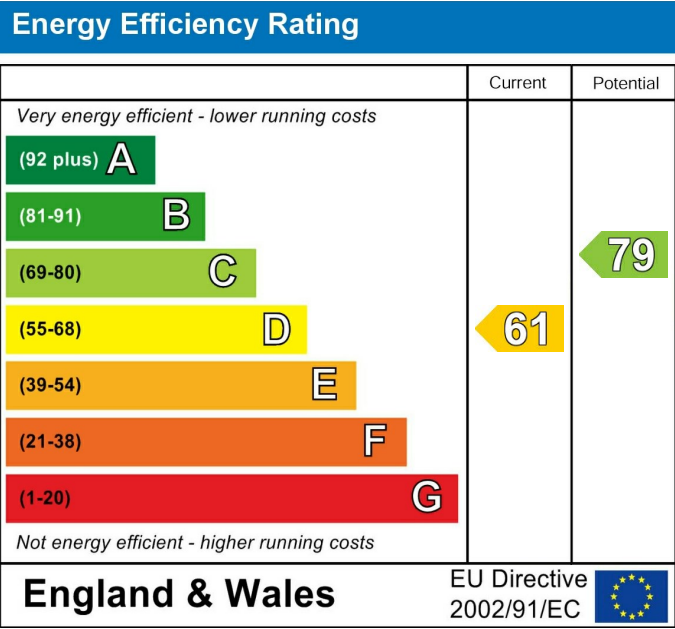
Double Garage
 17'0" (max) - 13'9" (max)
 Separate up and over garage doors, power and lights.

Utility Room
 12'0" (max) - 7'0" (max)
 Power and lights, plumbing for washing machine.

Outdoor W/C
 7'0" (max) - 4'9" (max)
 Wash hand basin and w/c.

Outdoor Store Room
 5'6" (max) - 5'6" (max)
 Housing the boiler.

Rear Gardens
 Landscaped flower beds, lawns, bushes, plants, shrubs, trees, hedges and patio.



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.









