



28 EMVILLE AVENUE

LEEDS, LS17 8BB

£950,000
FREEHOLD

Detached residence with substantial land offering exceptional development potential, with active planning applications in place for knock-down rebuild, extension and enhancement works, or the construction of three new detached homes.

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- Prime Shadwell Location
- Large plot
- Planning permission in place
- Renovated throughout
- Versatile Layout
- Ample private parking
- Close to local amenities
- Double bedrooms
- Primary en suite bathroom
- Development potential



28, Emville Avenue Leeds, LS17 8BB

A substantial five-bedroom detached residence with the potential for an additional bedroom, occupying an enviable private position within a quiet cul-de-sac setting, offering versatile accommodation with multiple reception rooms, generous gardens, ample off-street parking and a detached garage.

The property has undergone partial renovation and is offered for sale as seen, presenting an ideal opportunity for purchasers seeking a forever home with the flexibility to further modernise, extend or adapt to individual lifestyle requirements.

Externally, the property enjoys a private rear garden benefiting from all-day sun, creating an excellent space for family living and entertaining, whilst the substantial plot further enhances the overall appeal of the home.

In addition to the existing accommodation, the site benefits from active planning permissions for substantial extension and enhancement works to the current dwelling, a full knock-down and rebuild scheme, or the construction of three new detached homes, creating an exceptional opportunity for both owner-occupiers and developers alike.

SERVICES

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

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 exclusive selling agent Monroe Estate Agents

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

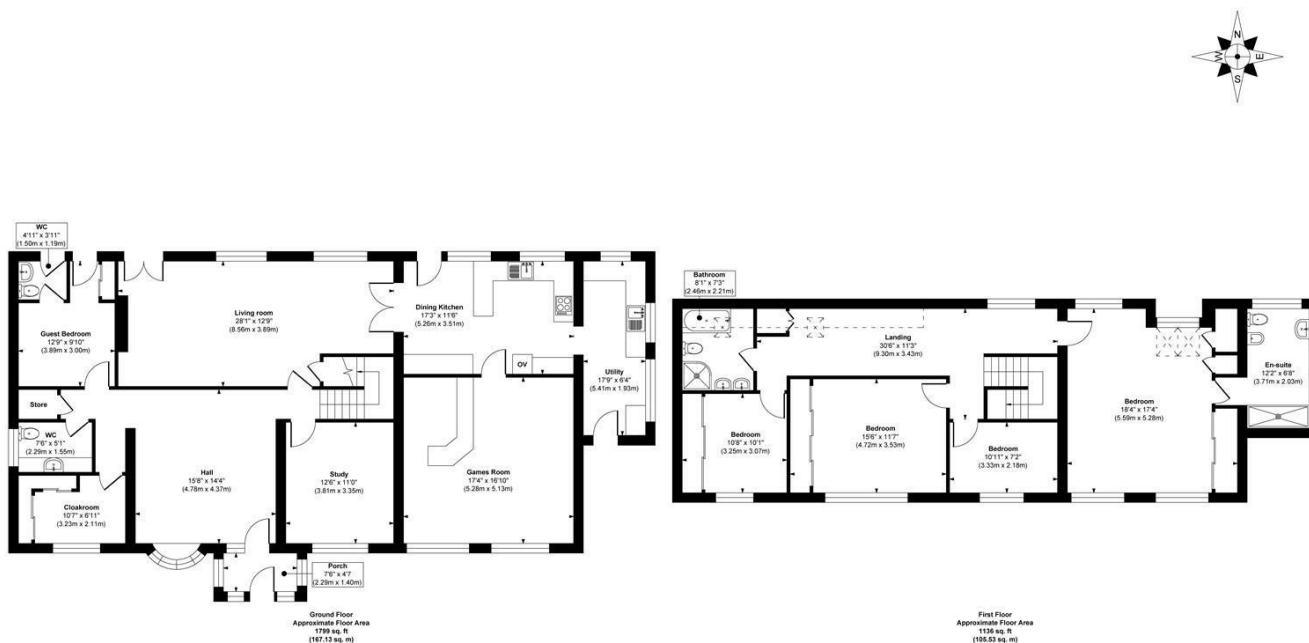
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2934.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 2935 sq. ft / 272.66 sq. m

Illustration for identification purposes only. measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	74	
(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

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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