



Shadwell House Main Street, Shadwell Leeds LS17 8HL

welcome to

Shadwell House Main Street, Shadwell Leeds

An impressive detached family home in the highly desirable Shadwell in a semi rural setting, offering four/five good-sized bedrooms, en-suites and modern bathroom, stunning kitchen/diner, multiple reception rooms including a home office, large driveway, detached garage, and a private rear garden.



Entrance Hall

The property is entered via the front into a spacious and welcoming hallway, with doors leading to the downstairs WC and stairs ascending to the first floor.

Lounge

This light-filled room boasts feature coving and an attractive ceiling rose, complemented by a large bay window to the front that enhances the sense of space and natural light. Additionally there is a gas wall mounted fire for added comfort.

Family Room

A second reception room that lends itself to multiple uses, depending on the buyer's needs.

Office/Bedroom

The office is accessed off the hallway and would be perfect for someone working from home and benefiting from having a Cat5 installed. Alternatively it could also be used as a fifth bedroom depending on the buyers needs.

Downstairs Wc

Always useful to have in a busy family home with a wc and hand basin.

Utility Room

Conveniently located off the kitchen with plumbing for a washing machine, dryer and housing a 250 litre expansion tank.

Kitchen/Diner

A superb space that truly forms the heart of the family home. The well-appointed kitchen is fitted with an excellent range of wall and base units with Quartz work surfaces incorporating a sink and drainer, along with a selection of integrated appliances including a fridge freezer, dishwasher, oven and wine fridge. A central island provides additional storage and preparation space, while the dining area comfortably accommodates a table and chairs. Fully glazed double doors open out onto the garden, creating an ideal space for both everyday living and entertaining.

Bedroom One

A double bedroom with access to en suite facilities, a window to the front and a fitted carpet.

En Suite

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Bedroom Two

A double bedroom with access to en suite facilities, a window to the front and a fitted carpet.

En Suite

Fitted with a three piece suite comprising a shower cubicle, wc and hand basin.

Bedroom Three

A double bedroom with space for free standing furniture, a window to the rear and a fitted carpet.

Bedroom Four

A good size bedroom with space for free standing furniture, a window to the rear and a fitted carpet.

Bathroom

A modern bathroom fitted with a four piece suite comprising a Jacuzzi style bath, wash hand basin, bidet and wc.

Outside

To the front and side of the property is a spacious graveled in/out driveway, providing off-street parking for several vehicles—ideal for family life and visiting guests. To the rear, a paved seating area opens directly from the dining room, offering a great space for outdoor dining and entertaining, with a lawned garden beyond that is perfect for children to play.

Garage

A single detached garage, perfect for storage or secure parking with an electric up and over door, light and power, a window and side access door.

Disclaimer

Please note that some images have been digitally dressed for marketing purposes.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Shadwell House Main Street, Shadwell Leeds

- IMPRESSIVE DETACHED HOUSE
- DESIRABLE LOCATION
- FOUR/FIVE GOOD SIZE BEDROOMS
- EN SUITE FACILITIES & MODERN BATHROOM
- STUNNING KITCHEN/DINER

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£750,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107501 - 0011

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