

FOR SALE



Shadwell Lane, Alwoodley
Asking Price Of £440,000


MARTIN&CO



Shadwell Lane, Alwoodley

2/3 Bedrooms, 2.5 Bathroom

Asking Price Of £440,000

A beautifully renovated two-bedroom link-detached home, finished to an exceptional standard and located in a highly sought-after area of North Leeds.

The ground floor features a spacious open-plan kitchen, dining and living area, with full-width windows overlooking the landscaped rear garden. The contemporary kitchen includes grey Shaker-style units, generous worktop space and a breakfast bar, with access to a separate utility area.

Off the main living space is a dedicated home office and an additional snug or garden room with patio doors opening onto the garden. A downstairs WC completes the ground floor.

Upstairs are two generous double bedrooms, both with extensive fitted wardrobes. The principal bedroom also benefits from a dedicated dressing area and a spacious en suite bathroom with a bath and separate corner shower. The modern house shower room is finished with stylish tiling and contemporary fittings.

Outside, the south-east-facing rear garden has been thoughtfully landscaped, with a large paved seating area, established borders and mature hedging. To the front is a paved driveway providing parking for two cars, an attractive garden and access to a partially converted garage, now used for storage.

Shadwell Lane is a popular and affluent residential location, well placed for the amenities of Alwoodley, Moortown, Roundhay and Shadwell village, with convenient access to Leeds city centre.

A stylish and immaculately presented home offering generous living space, excellent storage and a beautiful garden.



GROUND FLOOR

ENTRANCE PORCH 7' 9" x 4' 7" (2.38m x 1.42m) A welcoming entrance porch with stained-glass detailing and a useful area for coats and shoes.

LIVING AREA 23' 11" x 13' 11" (7.30m x 4.25m) An impressive open-plan living and dining space with contemporary décor, a staircase to the first floor, a large understairs storage cupboard and full-width windows overlooking the rear garden.

KITCHEN 13' 10" x 8' 1" (4.24m x 2.48m) A beautifully appointed kitchen featuring grey Shaker-style units, contrasting worktops, integrated appliances and a central breakfast bar.

UTILITY 7' 6" x 4' 7" (2.31m x 1.41m) A useful utility room with fitted storage, worktop space, laundry appliances and room for a large fridge freezer.

SNUG/OFFICE

14' 7" x 10' 2" (4.47m x 3.12m) max

A versatile ground-floor room currently arranged to provide both a comfortable snug and dedicated home office area. Patio doors open directly onto the rear garden, while convenient access to the downstairs W.C. adds further flexibility, allowing the space to also lend itself well to use as an occasional third bedroom or guest room.

W.C. 4' 0" x 3' 10" (1.24m x 1.19m) Ground-floor cloakroom fitted with a modern white WC and wash basin.

FIRST FLOOR

BEDROOM ONE 13' 10" x 8' 1" (4.22m x 2.48m) A stylish double bedroom with contemporary décor, extensive mirrored fitted wardrobes and a pleasant outlook.

DRESSING AREA A useful dedicated dressing area with a fitted dressing table.

ENSUITE 8' 2" x 7' 8" (2.51m x 2.35m) A spacious en suite bathroom with modern grey stone-effect tiling, a full-size bath, separate corner shower, chrome heated towel rail and vanity unit.

BEDROOM TWO 13' 10" x 9' 5" (4.22m x 2.88m) A generous second double bedroom offering excellent fitted wardrobe space and large double glazed window overlooking the garden.

HOUSE BATHROOM 7' 6" x 5' 7" (2.30m x 1.72m) A modern shower room featuring attractive grey tiling, a large corner shower, vanity unit and heated towel rail.

GARAGE 8' 10" x 4' 7" (2.71m x 1.40m) A partially converted garage providing valuable storage space and accessed from the front of the property.

GARDENS The attractive south-east-facing rear garden is thoughtfully landscaped with a generous paved terrace, raised planting areas, established borders and mature hedging.

PROPERTY INFORMATION

Local Authority: Leeds

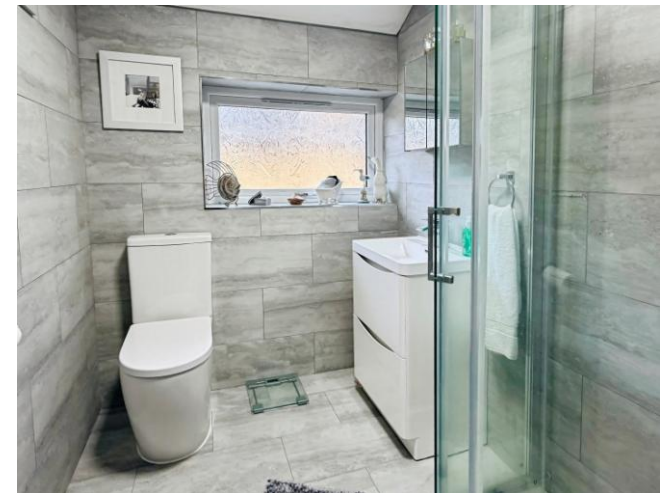
Council Tax Band: D

Flood Risk: Very low

Mobile coverage: EE, Vodafone, Three, O2

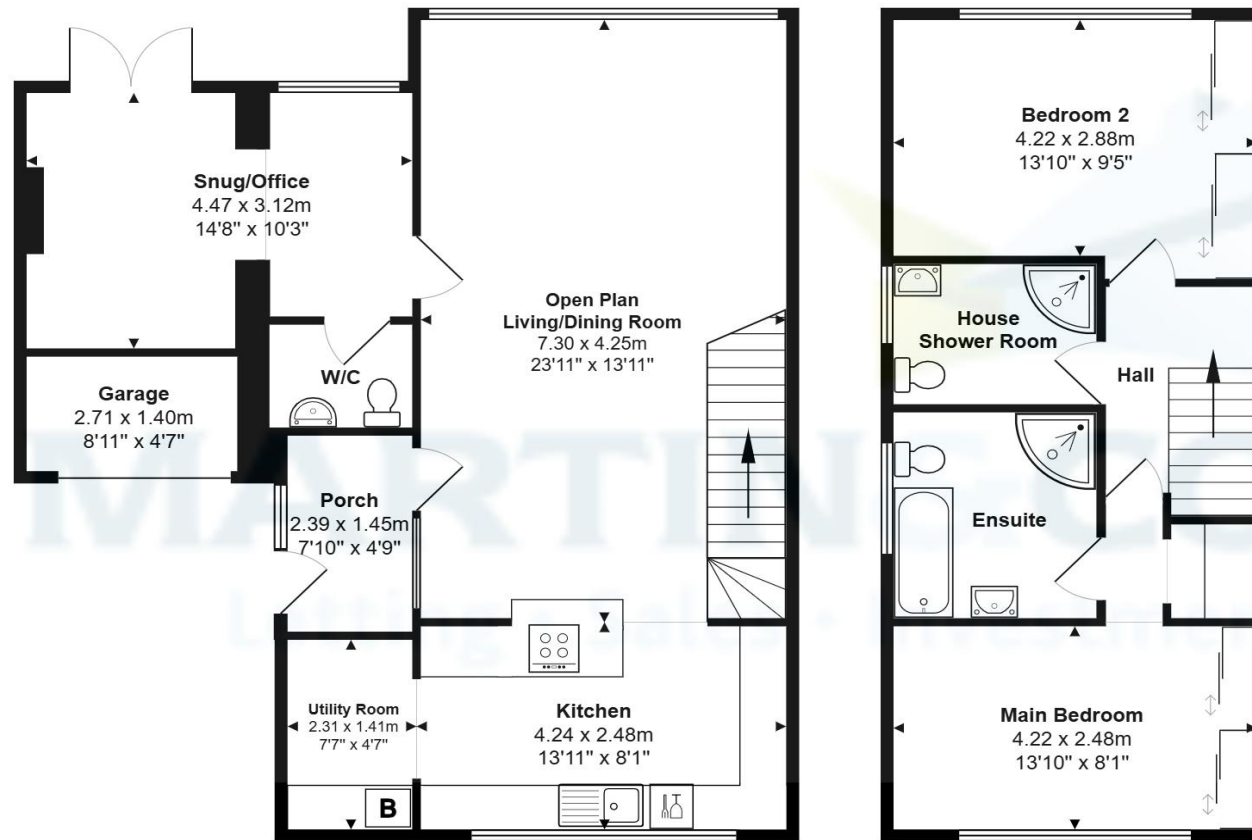
Broadband: Ultrafast1800 Mbps

Satellite / Fibre TV Availability: BT, Sky, Virgin









Shadwell Lane, LS17 8AP

Total Area: 109.4 m² ... 1178 ft²

All measurements are approximate and for display purposes only



Martin & Co Leeds City

24-28 Bridge End • Leeds • LS1 4DJ
T: 0113 245 7174 • E: leedscity@martinco.com

0113 245 7174

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.