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1 Holywell View, Shadwell, Leeds, LS17 8HG

Energy Rating: | Council Tax Band: C

Asking Price £465,000

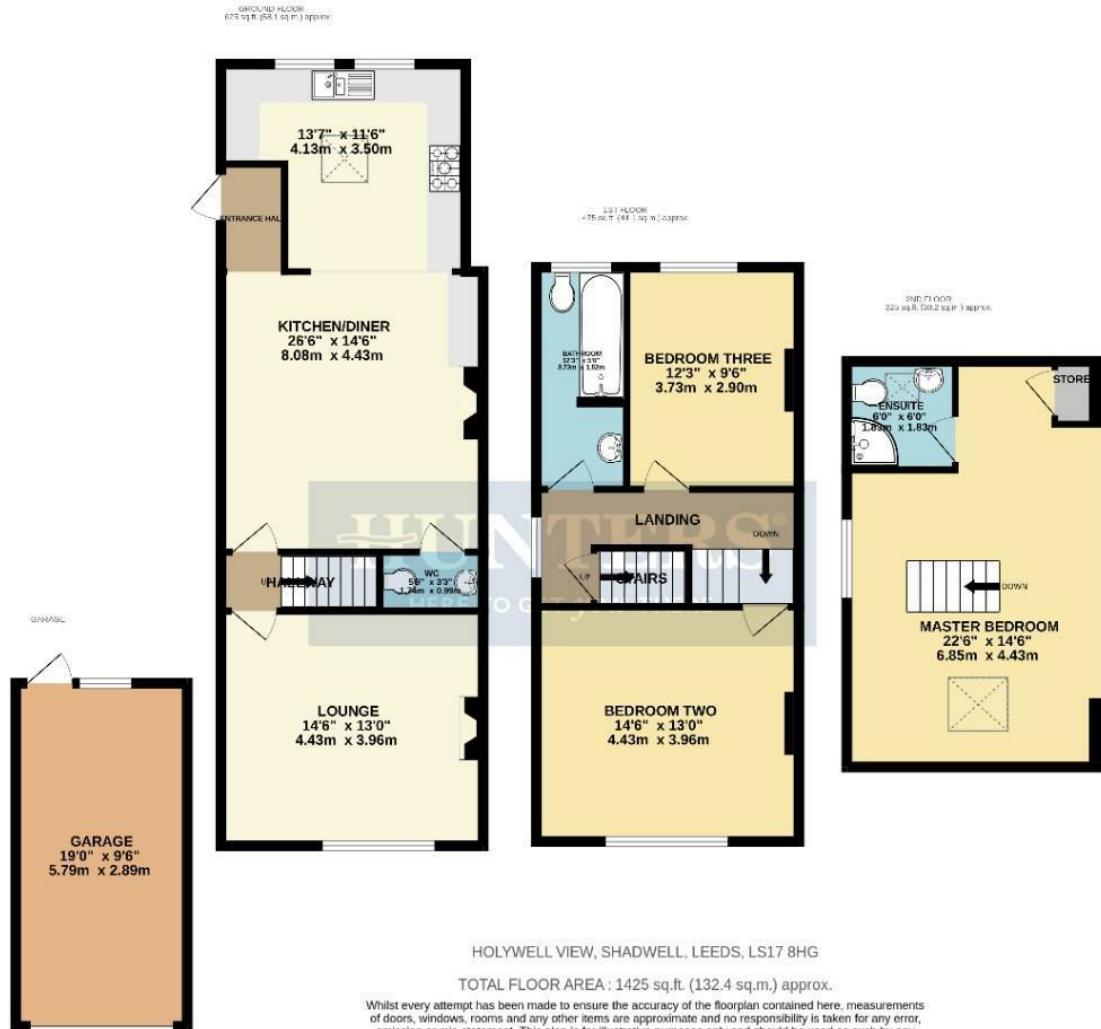
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SUPERB PERIOD PROPERTY – EXTENDED END OF TERRACE HOUSE – IDEAL FOR GROWING FAMILIES – THREE DOUBLE BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – SHADWELL VILLAGE

A terrific opportunity for growing families, first time buyers or anyone looking for well appointed space, this extended end of terrace period house, is in excellent move in ready condition. Located on a quiet street in Shadwell Village, the property is within easy distance of pubs, shops, restaurants, transport links and of course Shadwell Primary School. There are gardens to the front and rear as well as a driveway and detached garage externally. Internally it briefly comprises; entrance hall, open plan kitchen dining room, lounge, hallway and downstairs w/c. On the ground floor. On the first floor there are two double bedrooms, landing and house bathroom. On the second floor is a further double bedroom with and ensuite shower room. Energy Rating - TBC

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HOLYWELL VIEW, SHADWELL, LEEDS, LS17 8HG

TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Entrance Hall

6'0" (max) - 3'6" (max)

Downstairs W/C

5'9" (max) - 3'3" (max)

Wash hand basin and w/c.

Kitchen Dining Room

26'6" (max) - 14'6" (max)

Kitchen Area

Stainless steel sink with drainer, dish washer, washing machine, double fan oven, five ring gas burner with extractor fan over, plumbing for a dryer, tiled splash back, Velux window and a range of wall and base units.

Dining Room

Wood burning stove with surround, radiator and floor to ceiling store units.

Lounge

14'6" (max) - 13'0" (max)

Gas fire with surround, radiator and door to the gardens.

Hallway

8'9" (max) - 3'3" (max)

With stairs to the upper level.

First Floor Landing

14'6" (max) - 6'6" (max)

Radiator and stairs to the upper and lower levels.

Bedroom Two

14'6" (max) - 13'0" (max)

Radiator.

Bedroom Three

12'3" (max) - 9'6" (max)

Radiator.

Bathroom

12'3" (max) - 5'0" (max)

Tiled floor with under floor heating, half tiled walls, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Stairs To The Second Floor

5'6" (max) - 3'0" (max)

Master Bedroom

22'6" (max) - 14'6" (max)

Radiator, Velux window and store room housing the boiler.

Ensuite

6'0" (max) - 6'0" (max)

Fully tiled walls and floor with under floor heating, shower cubicle with glass enclosure, wash hand basin, heated towel rail, Velux window and w/c.

Front Gardens

Paved patio area and walkway to the side of the property.

Driveway

Graveled, with parking for at least two vehicles.

Detached Garage


19'0" (max) - 9'6" (max)

Up and over door, pedestrian entrance, power and lights.

Rear Gardens

Grassed lawns, mature hedges, plants, bushes, shrubs and bushes.

Energy Efficiency Rating

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|--|----------------------------|---|
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| England & Wales | EU Directive 2002/91/EC |  |

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.









