

HUNTERS®

HERE TO GET *you* THERE



Emville Avenue

Shadwell, Leeds, LS17 8BB

Offers Over £350,000



Council Tax: C



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Entrance Hall

9'0" (max) - 7'0" (max) (2.74m (max) - 2.13m (max))
Tiled floor, radiator and stairs to the upper level.

Lounge Dining Room

25'0" (max) - 11'0" (max) (7.62m (max) - 3.35m (max))
Gas fire with surround, wall lights and radiator.

Kitchen

16'0" (max) - 7'0" (max) (4.88m (max) - 2.13m (max))
Double fan oven, hob, double drainer sink, radiator, tiled splash back, door to the rear garden and a range of wall and base units.

Landing

8'9" (max) - 7'6" (max) (2.67m (max) - 2.29m (max))
Stairs to the lower level.

Master Bedroom

13'3" (max) - 11'0" (max) (4.04m (max) - 3.35m (max))
Radiator and built in wardrobes.

Bedroom Two

11'9" (max) - 11'0" (max) (3.58m (max) - 3.35m (max))
Radiator and built in storage.

Bedroom Three

10'9" (max) - 7'0" (max) (3.28m (max) - 2.13m (max))
Radiator and built in storage.

Bathroom

7'0" (max) - 6'0" (max) (2.13m (max) - 1.83m (max))
Panel bath with shower over, wash hand basin, tiled walls, heated towel rail and w/c.

Front Garden and Driveway

Hedges forming a border and parking for several vehicles.

Outbuilding

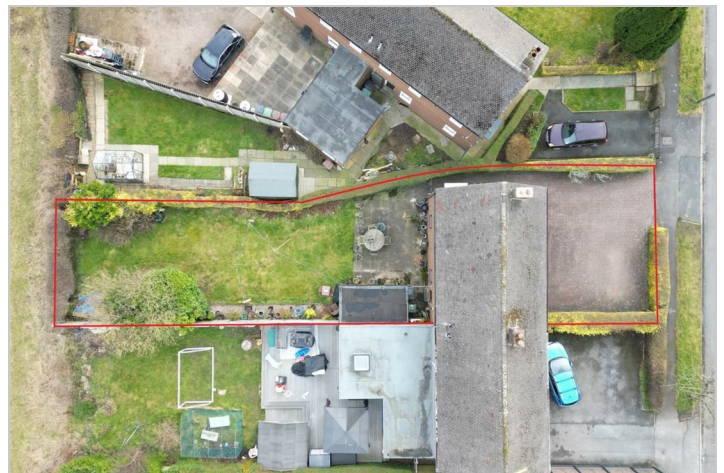
Two store rooms, Utility room with plumbing for washing machine and a butler style sink.

Rear Garden

Grassed lawns, mature trees, bushes, plants, flower beds and long distance views over fields.

SUPERB LONG DISTANCE NATURE VIEWS – BACKING ONTO FIELDS AND ARABLE LAND - SEMI-DETACHED HOUSE – THREE BEDROOMS – OUTBUILDING WITH UTILITY ROOM AND STORE ROOMS – EXCELLENT GARDENS TO THE REAR – DRIVEWAY – POTENTIAL TO EXTEND SUBJECT TO APPROPRIATE PLANNING CONSENTS – CUL-DE-SAC LOCATION

This three bedroom semi-detached house has enormous potential to extend, subject to the appropriate planning permissions. Located on a quiet cul-de-sac in Shadwell, the property is close to good and outstanding primary and secondary schools, shops, cafes, bars, restaurants, pubs and transport link to name just some of the great amenities close by. There are extensive gardens to the rear, a driveway to the front and an outbuilding with utility room and store room. externally. Internally, it briefly comprises; entrance hall, lounge dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC



Road Map



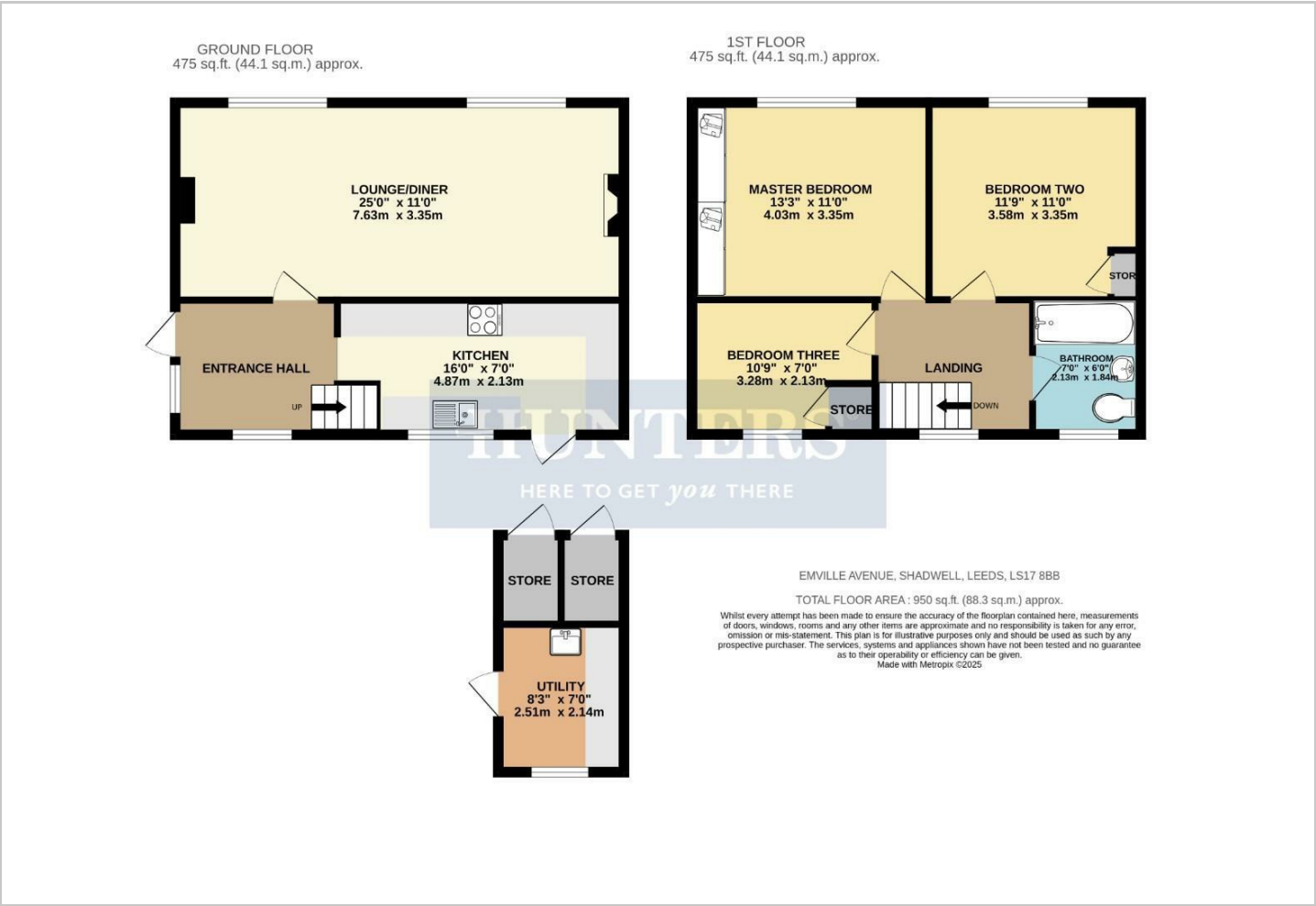
Hybrid Map



Terrain Map



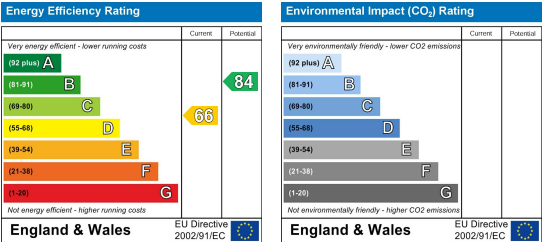
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.