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**268 Shadwell Lane, Leeds, West Yorkshire, LS17 8AJ**  
Energy Rating: TBC | Council Tax Band: D  
Offers Over £475,000

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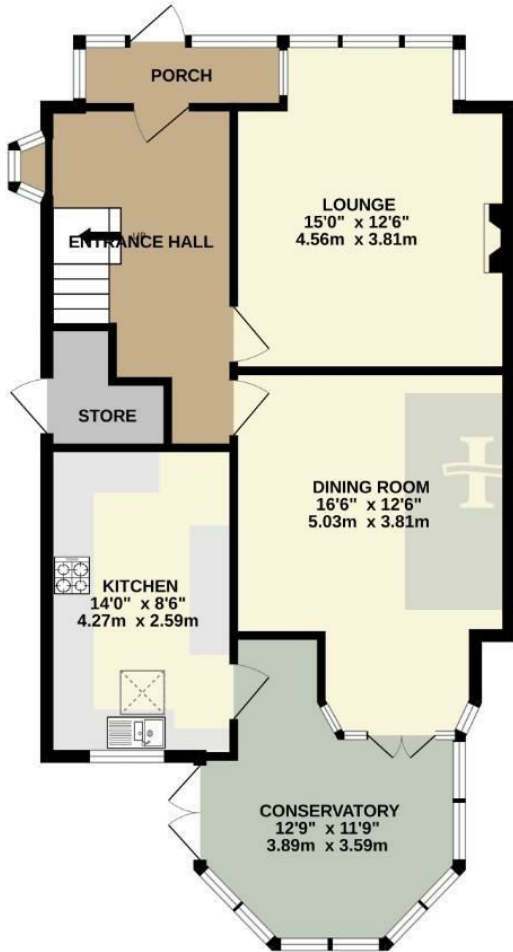
Offers Over £475,000

FANTASTIC FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS - SUPERB WIDER AND LARGER THAN AVERAGE PLOT – BEAUTIFUL LANDSCAPED GARDENS TO THE REAR – DRIVEWAY – DOUBLE GARAGE – OUTBUILDINGS INCLUDING UTILITY ROOM AND OUTSIDE W/C – IN NEED OF SOME MODERNISATION BUT WITH HUGE POTENTIAL – NO CHAIN

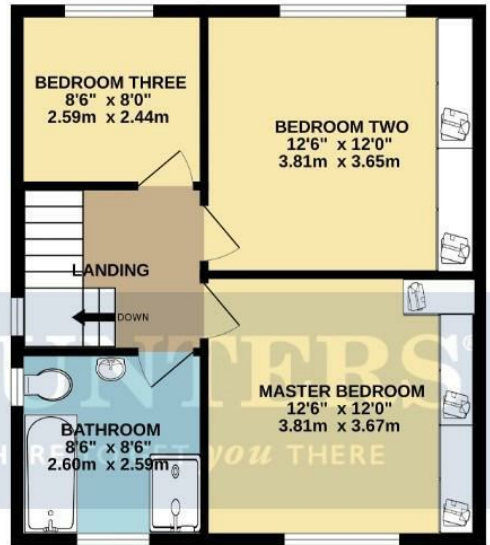
A terrific family home, this three bedroom semi-detached house, needs some updating but has enormous potential to further extend, to back, side and loft, subject to appropriate planning permissions. Located on Shadwell Lane, in easy range of Alwoodley, Shadwell, Moortown and Roundhay, the property is close to good and outstanding primary and secondary schools, nature walks, shops, pubs, restaurants, bars, parks and transport links to name just some of the great amenities close by. Set in a larger and wider than average plot, there are beautifully landscaped gardens to the rear, a driveway, double detached garage with w/c and utility room attached as well as further gardens to the front, externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room, kitchen room and conservatory on the ground floor. On the first floor, there are three bedrooms, landing and four piece house bathroom. Energy Rating - TBC

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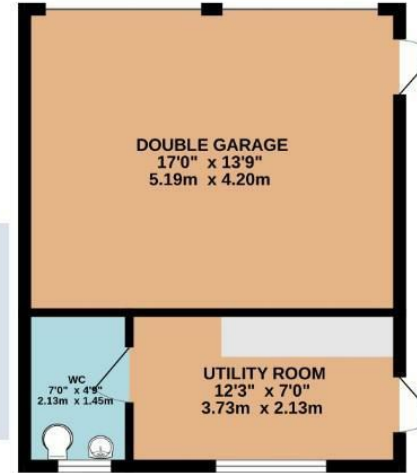
GROUND FLOOR  
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



GARAGE



SHADWELL LANE, LEEDS, WEST YORKSHIRE, LS17 8AJ

TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**Porch**

8'9" (max) - 3'0" (max)  
Tiled floor.

**Entrance Hall**

15'6" (max) - 8'6" (max)  
Radiator, bay window and original wooden panel walls.

**Lounge**

15'0" (max) - 12'6" (max)  
Gas fire with surround, radiator and bay window.

**Dining Room**

16'6" (max) - 12'6" (max)  
Radiator, service hatch to the kitchen and bay with double doors to the conservatory.

**Kitchen**

14'0" (max) - 8'6" (max)  
Under counter fridge, double fan oven, gas hob with extractor over, dish washer, porcelain sink with drainer, tiled splash back, door to the conservatory, velux window and a range of wall and base units.

**Conservatory**

12'9" (max) - 11'9" (max)  
Double doors to the rear garden patio.

**Landing**

8'6" (max) - 7'6" (max)  
Stairs to the lower level.

**Master Bedroom**

12'6" (max) - 12'0" (max)  
Radiator and built in wardrobes.

**Bedroom Two**

12'6" (max) - 12'0" (max)  
Radiator and built in wardrobes.

**Bedroom Three**

8'6" (max) - 8'0" (max)  
Radiator.

**Bathroom**

8'6" (max) - 8'6" (max)  
Tiled floor, half tiled walls, hot tub style bath, shower cubicle with glass enclosure, loft access, wash hand basin and w/c.

**Front Gardens**

Mainly paved for parking and mature hedges providing privacy.

**Driveway**

With parking for several vehicles.

**Double Garage**

17'0" (max) - 13'9" (max)  
Separate up and over garage doors, power and lights.

**Utility Room**

12'0" (max) - 7'0" (max)  
Power and lights, plumbing for washing machine.

**Outdoor W/C**

7'0" (max) - 4'9" (max)  
Wash hand basin and w/c.


**Outdoor Store Room**

5'6" (max) - 5'6" (max)  
Housing the boiler.

**Rear Gardens**

Landscaped flower beds, lawns, bushes, plants, shrubs, trees, hedges and patio.

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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.









