

# HUNTERS®

HERE TO GET *you* THERE



Shadwell Park Avenue

, Leeds, LS17 8TL

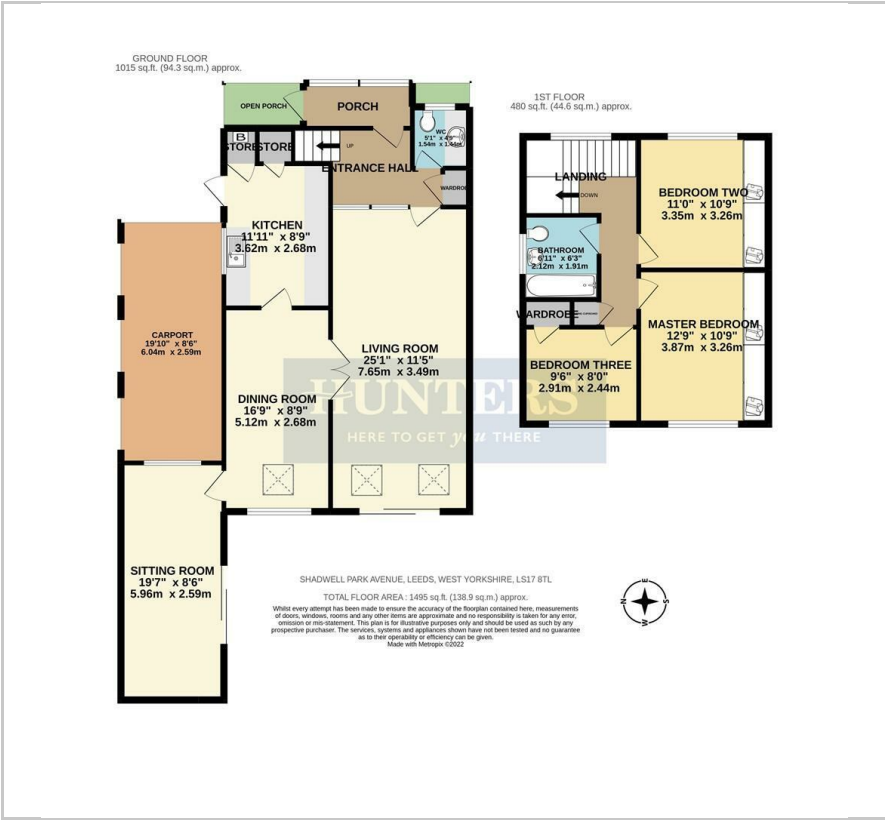
Offers Over £450,000



Council Tax: F



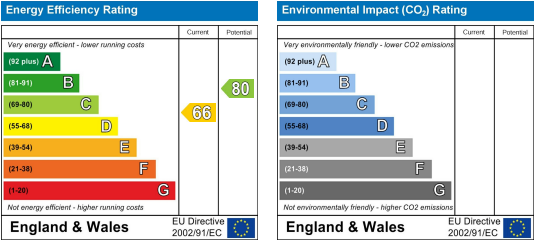
Floor Plan



Area Map



Energy Efficiency Graph



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.

- EXTENDED DETACHED FAMILY HOME
- DOWNSTAIRS W/C
- GARDENS TO THE FRONT AND REAR
- CAR PORT
- SHADWELL ALWOODLEY BORDER
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- DRIVEWAY
- SUPERB POTENTIAL
- NO CHAIN



EXTENDED DETACHED FAMILY HOME – THREE BEDROOMS – DOWNSTAIRS W/C – THREE RECEPTION ROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – CAR PORT - SUPERB POTENTIAL – SHADWELL ALWOODLEY BORDER – NO CHAIN

In need of some modernisation, but with huge potential, is this fantastic extended, three bedroom, detached family home. Located on the border with Shadwell and Alwoodley, the property is close to good and outstanding primary and secondary schools, pubs, bars, shops, restaurants and other great amenities close by. There are gardens to the front and rear, a driveway and car port externally. Internally it briefly comprises; porch, entrance hall, downstairs w/c, cloak room, lounge, dining room, kitchen and sitting room on the ground floor. On the first floor there are three bedrooms, landing, airing cupboard and the house bathroom. Energy Rating - TBC

MATERIAL INFORMATION

- Tenure: Freehold
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

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.