



464A SHADWELL LANE
LEEDS, LS17 8BA

£650,000
FREEHOLD

Monroe is proud to bring to market this superb four bedroom detached, new-build home in LS17. Recently completed, this contemporary home provides high specification finishes and thoughtful design throughout as well as excellent school catchment.

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SELLERS OF THE FINEST HOMES

464A SHADWELL LANE

- Brand New Build • 10 year Warranty • Desirable location • South-facing, private garden • Open-plan kitchen living diner with Miele Appliances • Study/Snug • Four bedrooms • Additional second floor occasional room • Ample Parking • Chain-free



NEW BUILD HOME IN LS17 WITH NEW BUILD WARRANTY!

Arriving at the property via Shadwell Lane this home occupies an enviable position on the edge of Shadwell Village, within close proximity of all the amenities available on Slaid Hill.

As you enter this home, you are welcomed by a spacious hallway which grants access to a study/snug, W.C. There are also two access points into the expansive, open-plan kitchen, living, diner, granting a purchaser the uncompromising option to create two reception spaces, if desired. The real show-stopper of this home is the kitchen itself, which is a gorgeous, German-made, Arlington kitchen and of a high specification ; features include quartz worktops, ample storage, a breakfast bar with an electric socket and integrated Miele appliances. Perfect for indoor-outdoor entertaining, bi-folding doors grants access via the dining area out onto a South-facing terrace.

Upstairs, the first floor provides four bedrooms in total, which enjoy far-reaching views across green-belt land! The primary bedroom boasts a stunning en-suite shower room, with a large walk-in shower and light up vanity mirror offering ample additional storage, and there is also a house bathroom. The layout has been thoughtfully designed to offer versatile living. For example, the fourth bedroom can currently be accessed via the primary bedroom, perfect for those seeking a

dressing room, a second study or a nursery.

Finally, the second floor provides a fantastic occasional room, which is flooded with natural light boasting Velux windows with motorised blinds. This superb space also accommodates a stylish, fully-tiled shower room and spacious integral storage which grants further access through to the loft space.

Externally, the property benefits from a glorious, South-facing garden which has been newly landscaped and benefits from total privacy, as well as a sheltered bike-store and a gated bin-store.

To find out more about this exceptional new home, and to arrange you viewing, call Monroe, Land and New Homes.

REASONS TO BUY

- Excellent school catchment location
- Superb amenities close by
- Four bedrooms and an occasional room
- High specification, bespoke kitchen with Siemens appliances
- Three bath/shower rooms in total
- South facing facing garden
- Bi-folding doors off of the main living space
- Brand new with warranty

ENVIRONS

Shadwell Lane is an exceptional location that offers an array of extensive local amenities in Shadwell, Moortown and Roundhay. You'll find everything you need right on your doorstep, including local shops, lively bars, restaurants, and street cafes. The Moor Allerton Retail Park is situated close by, featuring Sainsbury's and Homebase stores, as well as a Marks and Spencer's Food store just down the road. The area is renowned for its excellent schools and sporting facilities, including the David Lloyd Leisure Centre and several top golf courses. With good local transport links, you can easily access Leeds City centre and surrounding areas. The Ring Road is also conveniently located for those who require access to motorway networks in Wetherby, as well as links to Bradford, York, and Harrogate.

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

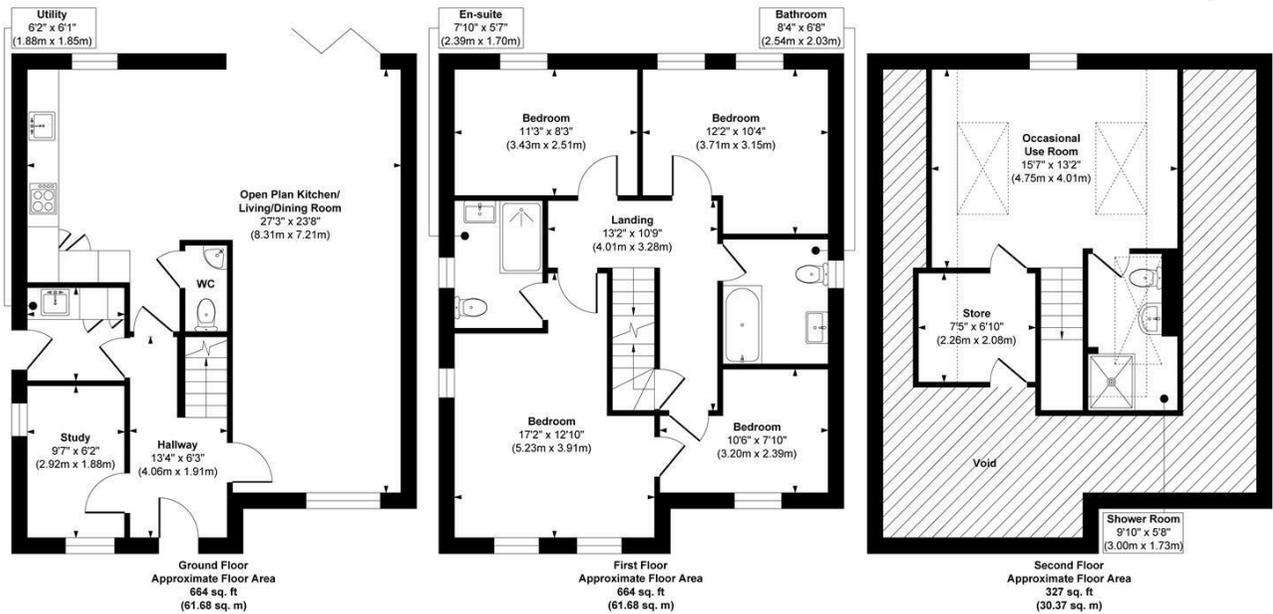
We are advised that the property is freehold and that vacant possession will be granted upon legal completion. Chain free.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

464A SHADWELL LANE





Approx. Gross Internal Floor Area 1655 sq. ft / 153.73 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	93
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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