



474 SHADWELL LANE
LEEDS, LS17 8BA

£1,500,000
FREEHOLD

Monroe is delighted to present this exceptional residence in Shadwell, one of North Leeds' most prestigious and sought-after villages. Spanning over 3,600 sq. ft., this expansive home is the ultimate solution for multi-generational living. The versatile layout features a sophisticated main residence complemented by a fully self-contained annex, offering the perfect balance of shared space and private independence.

M O N R O E

SELLERS OF THE FINEST HOMES

474 SHADWELL LANE

- Principal bedroom with dressing room • Multiple reception rooms • Integral garage and additional storage • Separate living accommodation area • Completely Private Plot • Ideal for multi-generational families • Bright and airy throughout • Located on beautifully maintained grounds • Immaculate finish inside and out • Great school catchment



474, Shadwell Lane Leeds, LS17 8BA

This spacious and highly adaptable home spans approximately 3,697 sq. ft., including the garage, and offers a thoughtfully designed layout that combines generous living space with long-term flexibility. Ideally suited to downsizers seeking a secure, private detached home without compromising on space, the property also presents excellent potential for those looking to create their dream home. Set within a private, south-facing plot and surrounded by greenery, it provides a peaceful retreat away from the main road, while still offering practicality and convenience.

Currently configured as a bungalow with an annexe sharing the same dwelling but offering separate access, the home lends itself perfectly to multi-generational living, guest accommodation, or independent workspace. There is also exciting scope to reconfigure and extend, including the potential to add a second storey (subject to the necessary consents), creating one substantial, bespoke family residence.

Upon entering the property, you are welcomed into a central hall that provides access to the main living areas. The living room is a well-proportioned and comfortable space, ideal for both relaxing and entertaining, with direct access to the adjoining orangery. This bright, multi-aspect room enjoys views across the south-facing garden, making it a perfect space to unwind throughout the year. A separate study provides a quiet and practical area for those working from home.

At the heart of the home is the impressive dining kitchen, offering ample space for both cooking and informal dining. Its

generous layout is ideal for everyday living as well as entertaining, with easy access to the main hallway and living spaces. The property further benefits from excellent practical features, including an integral garage, an additional single garage, and a useful store room, all complemented by a long private driveway providing ample off-street parking for multiple vehicles.

The bedroom accommodation in the main section is well arranged and ideal for those seeking convenient single-level living. The principal bedroom benefits from a dedicated en suite. Additional bedrooms are well-proportioned and served by a family bathroom, while a separate WC adds further convenience.

Extending from the main home is a secondary wing, offering highly flexible accommodation. This area includes its own living/dining room, kitchen, bedrooms, and bathroom facilities, making it ideal for independent living for family members, visiting guests, or potential rental use, while still remaining connected to the main residence.

Throughout, the property emphasises space, privacy, and versatility, with a layout that can easily adapt to a variety of lifestyles. Whether retained as a spacious bungalow, enhanced with further development, or reconfigured into a larger home, it offers outstanding potential in a highly desirable setting.

Overall, this substantial detached home presents a rare opportunity to acquire a private, secure residence with generous internal space, extensive parking, annex potential,

and significant scope to personalise and enhance, all set within beautifully maintained, south-facing grounds.

REASONS TO BUY

- Private, detached home set away from the main road
- South-facing plot surrounded by greenery
- Completely Private Plot
- Principal bedroom with dressing room
- Multiple reception rooms
- Self-contained annexe potential
- Double garage, single garage, and ample parking
- Long private driveway
- Ideal for downsizers seeking space and privacy
- Great school catchment
- Excellent potential to extend or add a second storey (STPP)
- Versatile layout for multi-generational living or home working
- Beautifully maintained grounds and peaceful setting

ENVIRONS

Shadwell Lane boasts an exceptional location, offering a wealth of local amenities in Shadwell and Roundhay. Everything you need is conveniently located right on your doorstep, including local shops, vibrant bars, restaurants, and coffee shops. Positioned near the A58 and close to the Ring Road A6120, it provides excellent connectivity while maintaining a peaceful rural setting. Nearby, a host of local amenities are available, such as a famous Fish and Chip shop, a village golf course, the Red Lion Pub, tennis courts, and a newly established recreation park, making it a perfect setting

for homeowners desiring access to these facilities.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

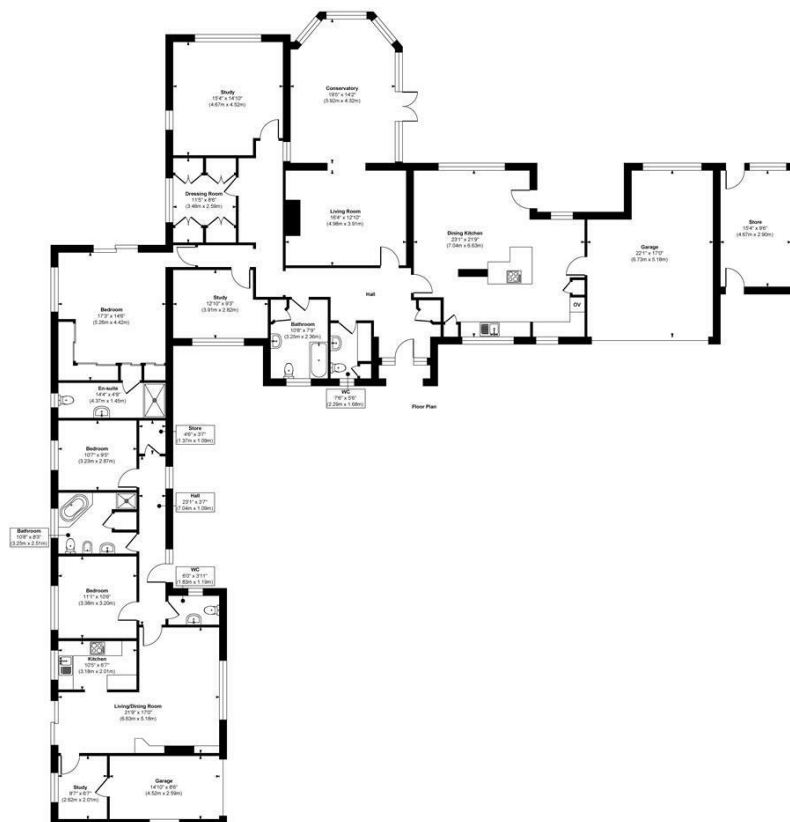
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 3697.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 3697 sq. ft / 343.46 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		58	77
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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