



244 SHADWELL LANE, HIGHTHORNE LODGE

LEEDS, LS17 8AQ

£650,000
FREEHOLD

Hightorne Lodge is an attractive stone-built residence that combines traditional character with a practical and versatile layout, offering generously proportioned accommodation arranged across multiple levels. With a wealth of charm, appealing architectural features and a choice of living spaces, this distinctive home presents an excellent opportunity for buyers seeking a property with both character and functionality.

MONROE

SELLERS OF THE FINEST HOMES

244 SHADWELL LANE,

- Sold chain free • Four Versatile Bedrooms Across Two Floors • Flexible Lower Ground Floor Accommodation • Charming Private Outdoor Spaces • Separate Utility Room • Mature Trees and Established Gardens • Patio Areas Ideal for Outdoor Entertaining • Attractive Stone-Built Character Property • Private Allocated Parking for Four Vehicles



The lower ground floor offers a versatile addition to the accommodation, featuring a generously proportioned bedroom, a separate utility room and bathroom facilities. Providing excellent flexibility, this level is ideally suited to guest accommodation, multi-generational living or those seeking additional space for hobbies and everyday practicalities.

The ground floor is centred around the principal living accommodation, beginning with an inviting entrance hall that creates a welcoming first impression and provides access to the main reception areas. The living room offers a comfortable and relaxing environment, ideal for unwinding with family or entertaining guests, with ample space for a range of furniture arrangements.

The dining kitchen provides a sociable setting for everyday living and entertaining, featuring contemporary quartz worktops and integrated appliances, including a Hotpoint oven and dishwasher. There is ample room for both kitchen facilities and a dining area, creating a versatile space ideal for casual family meals and hosting friends and relatives. The ground floor arrangement is complemented by the natural flow between the entrance hall, reception room and kitchen, creating a home that is both functional and inviting.

To the first floor, the property offers three further bedrooms, providing comfortable accommodation and

flexibility for growing families, visiting guests or those requiring space to work from home. Each bedroom offers potential to be tailored to individual requirements, whether arranged as sleeping accommodation, a dressing room or a home office. The floor is served by bathroom facilities, providing convenience for the household.

Externally, the property enjoys a beautifully established rear garden, featuring a generous lawn bordered by mature trees, established planting and attractive greenery, creating a private and tranquil setting. A dedicated patio and seating area provides the perfect space for outdoor dining, entertaining guests and enjoying the warmer months, complemented by a contemporary privacy screen and thoughtfully arranged planting. The combination of open lawn, mature landscaping and inviting outdoor seating creates a wonderful extension of the living accommodation, ideal for both relaxation and family enjoyment.

REASON TO BUY

- Sold chain free
- Attractive Stone-Built Character Property
- Four Versatile Bedrooms Across Two Floors
- Separate Utility Room
- Flexible Lower Ground Floor Accommodation
- Charming Private Outdoor Spaces
- Patio Areas Ideal for Outdoor Entertaining

- Mature Trees and Established Gardens
- Private Allocated Parking for Four Vehicles

ENVIRONS

Highthorne Lodge 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, 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.

VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

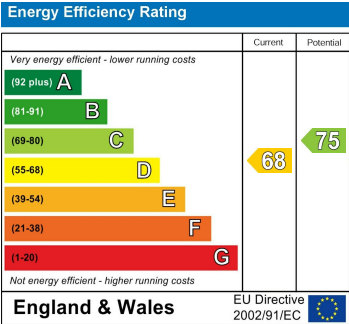
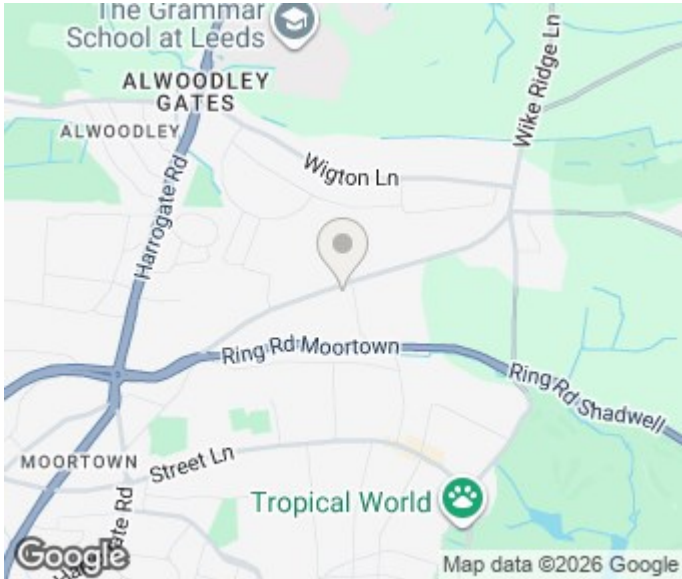
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1603.00 sq ft

Tenure – Freehold





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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