



128B MAIN STREET
LEEDS, LS17 8JB

£425,000
FREEHOLD

Chain Free Don't miss out on this exquisite property full of character on Main Street Shadwell!
Embrace the charm of this gem! This Fantastic home is directly in the catchment for Shadwell Primary
and includes off-street parking.

MONROE

SELLERS OF THE FINEST HOMES

128B MAIN STREET

- Character home
- CHAIN FREE
- Three Double Bedrooms
- Set Over Three Floors
- Two Bathrooms
- Private Parking for Four Cars
- South Facing Garden
- Bright and inviting living room with natural light
- Modern kitchen and well-planned interior spaces
- Close to local amenities, schools, and transport links



Autumn Cottage

Autumn Cottage is a charming three-bedroom semi-detached home nestled in the heart of Shadwell, Leeds. Boasting a welcoming living room with natural light, a modern kitchen, and 3 generously sized bedrooms, this property perfectly blends comfort and practicality. Ideal for first-time buyers or small families, the home also features a practical bathroom and versatile living spaces.

The garden, while modest in size, provides a low-maintenance outdoor space suitable for enjoying a morning coffee or a intimate social gathering. Conveniently located close to local amenities, transport links, and schools, Autumn Cottage offers a cosy and convenient lifestyle in a sought-after area of Leeds.

To the first floor are two generous double bedrooms alongside a stylish contemporary bathroom, complete with a separate shower and a luxurious freestanding bath. The second floor offers a further well-proportioned double bedroom and an additional bathroom, making it ideal for guests, older children or a home office setup.

Externally, the property benefits from a low-maintenance south-facing garden. Fencing can be installed if desired to provide additional privacy. There is designated parking for up to four vehicles, with land ownership outlined in the accompanying images. Please

note that neighbours have access over part of the land, but your parking remains private. For more information, please contact the office.

A truly charming home in a sought-after village setting —early viewing is highly recommended.

REASONS TO BUY

- Shadwell Village location
- Character Property
- Three fabulous bedrooms
- Low maintenance South Facing Garden
- 1205 Sqft of living space
- Private parking for four vehicles

ENVIRONS

Monroe is thrilled to present Autumn Cottage, a property located on the Main Street and in close proximity to the highly regarded Shadwell Primary School. The house is just a short walk from various local amenities, such as the Post Office and the Red Lion Public House. Additionally, the David Lloyd Leisure Centre, The Grammar School at Leeds, Wigton Moor Primary School, and several OFSTED outstanding primary schools are nearby. In addition, Eccup Reservoir, The Dexter pub, Sainsbury's Local, Slaid Hill News, and excellent restaurants are all nearby, making it an exceptional place to live. Moreover, Leeds City Centre, Harrogate, York, and Wetherby are easily accessible via frequent public transport links.

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

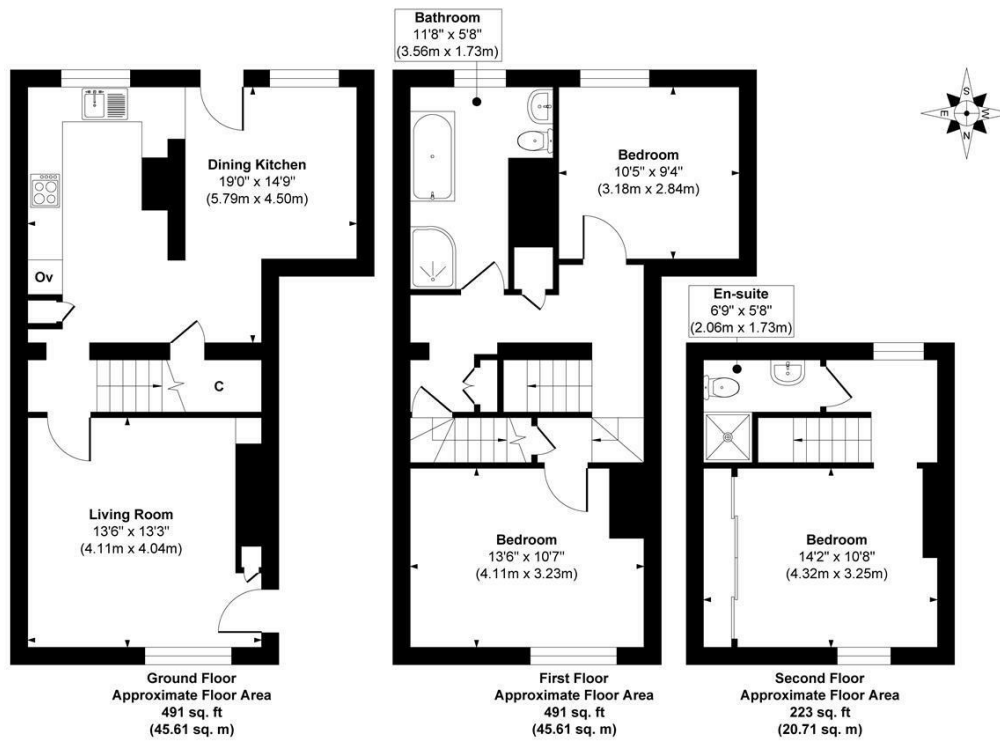
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1205.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1205 sq. ft / 111.93 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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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