



25 HIGHTHORNE DRIVE LEEDS

£1,700 PCM

This well-presented three-bedroom, extended semi-detached home is located in one of Shadwell's most sought-after residential areas and is ideal for a family or professional couple. The property offers flexible living space with a modern kitchen diner, rear extension overlooking the garden, two double bedrooms and a further single room. Externally there are private gardens and ample off-street parking. Shadwell is highly regarded for its excellent schools, local amenities, green spaces and strong transport links into Leeds city centre and surrounding areas.



- Three bedroom semi detached • Modern Breakfast Kitchen • Extended to the rear • Gas central Heating

This impressive three-bedroom, extended semi-detached home is located in one of Shadwell's most sought-after residential areas, offering excellent access to local amenities and some of North Leeds' most highly regarded primary and secondary schools. The property is ideally suited to a family or a professional couple seeking a spacious and well-presented home in a prime location.

The ground floor features a contemporary front-facing lounge with a stylish feature fireplace, large bay window and decorative coving, creating a bright and welcoming living space. To the rear is a modern breakfast kitchen diner fitted with an excellent range of wall and base units, a breakfast bar and integrated appliances including oven, hob, extractor fan and dishwasher. There is a downstairs toilet for ease and practicality. Completing the ground floor is a generous extension, enjoying pleasant views over the rear garden and offering an ideal additional living or dining area.

To the first floor are two well-proportioned double bedrooms, along with a further single bedroom which would work perfectly as a home office, nursery or guest room. The family bathroom is finished with a modern white suite, including a bath and separate shower enclosure. Additional storage is available via the loft access from the hallway.

Externally, the property benefits from generous gardens to the rear, mainly laid to lawn with mature trees and shrubs providing a good degree of privacy, along with a patio area ideal for outdoor entertaining. To the front and side of the property there is ample off-street parking, along with a small, manageable lawned garden. The home further benefits from PVCu double glazing and gas central heating throughout.

Shadwell is one of North Leeds' most desirable residential villages, highly regarded for its strong community feel, excellent school catchments and attractive surroundings. The area offers a range of local amenities including shops, cafés, pubs and everyday conveniences, with further shopping, dining and leisure options available nearby at Street Lane, Moortown and Roundhay. Well known for its access to outstanding primary and secondary schools, Shadwell is particularly popular with families, while professionals benefit from excellent transport links into Leeds city centre, Harrogate and Wetherby via the A58 and A61, as well as regular public transport services. Nearby green spaces and countryside walks further enhance the appeal of this sought-after North Leeds location.

Early viewing is highly recommended to appreciate the location, space and quality this excellent home has to offer.



- PVCu double glazing
- Front and Rear gardens and Driveway
- Fantastic Shadwell location
- Near to Moortown Corner Shops and Bars
- Upgraded Bathroom
- Call the Office for A Viewing





| 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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