



Emville Avenue, Shadwell, Leeds, LS17

This superb 6 bedroom detached property nestled between Shadwell and Alwoodley, offers spacious and versatile living along with fabulous garden, ample off street parking and stunning views.

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Guide Price: £1,070,000

- Substantial detached 6 bedroom & 3 reception property
- Large garden to the rear and gated drive to the front with ample parking
- Desirable Shadwell location
- Fabulous views over Shadwell golf course and beyond over countryside
- Detached double garage
- Internal accommodation spanning in excess of 2900 SQFT
- Spacious and versatile accommodation arranged over two floors
- Head of a cul-de-sac



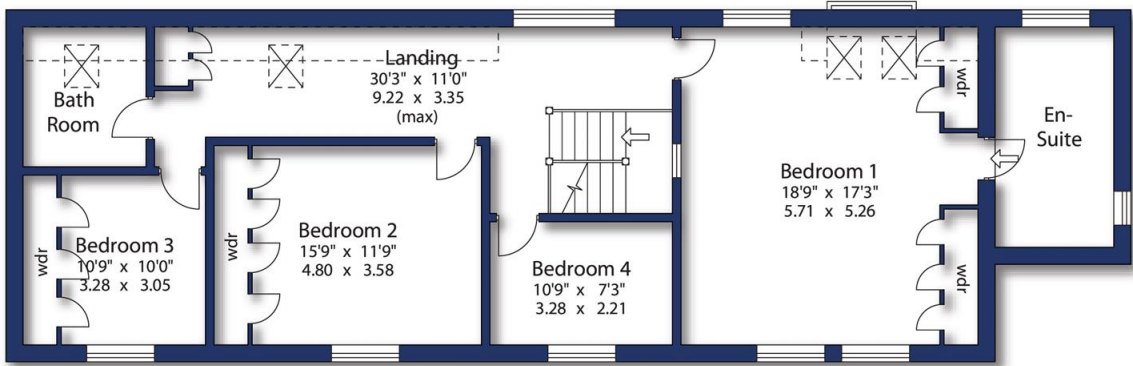
General remarks

Dacre, Son & Hartley are delighted to offer this spacious and well appointed six bedroom detached family home which enjoys the most beautiful views over Shadwell golf course and beyond, enjoying spectacular countryside views for miles, a large and private rear garden and ample off street parking. Set at the head of Emville Avenue, a much sought after residential area, this property briefly comprises of; Entrance porch leading into a grand entrance hall with beautiful tiled flooring and feature mirror wall, leading to a useful boot room with great storage and guest wc. The breakfast kitchen has a range of wall and base units with breakfast bar and access to the rear garden, beyond the kitchen there is a utility which also provides further access into the garden. Double doors from the kitchen take you into a bright and airy lounge diner with large windows and access into the garden and with specialist ceiling lighting. Also located on the ground floor is a games room, office / bedroom 6 and a downstairs double bedroom with fitted wardrobes, wc and access to the rear garden. To the first floor the master bedroom is a great size with dual aspect both to the front and to the rear of the property which is lovely and private, there is also fitted wardrobes and access to the ensuite shower room which has stunning mosaic tiled four person steam room. There are a further 3 bedrooms to the first floor, 2 of which have fitted wardrobes, and a 4 piece family bathroom suite comprises of separate shower cubicle and jacuzzi bath.

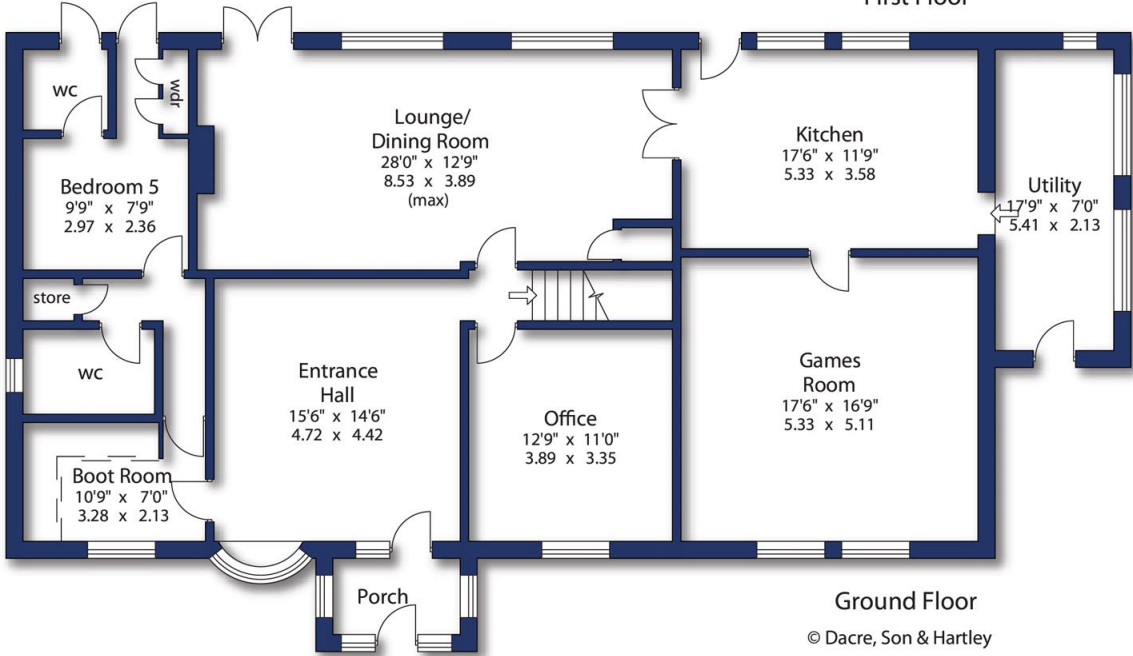
Externally, the property is equally impressive with a larger than average rear garden, mainly laid to lawn, lots of space for children to play and a raised patio area ideal for alfresco dining and entertaining. To the front of the property, the block paved driveway provides ample off-street parking, with further parking beyond the gates to two detached garages. This property must be viewed to see the space on offer. Ideally positioned for access to both the open countryside and highlights of cities and towns nearby. For daily amenities, there is a good selection of local shops and supermarkets within walking distance. The Street Lane and Chapel Allerton neighbourhoods are just a few minutes' drive away with a range of excellent restaurants and pubs. With amenities within walking distance also. Leeds city centre is easily reached by both car and public transport in around 20 minutes. For green open space, there is an extensive range of local circular countryside walks directly from the house, and Roundhay Park is a few minutes' drive away. For broader hiking routes, the Yorkshire Dales and North York Moors are also within easy reach. Sits within the catchment area of excellent schools, including The Grammar School at Leeds. Transport links are also very good, with direct rail links from Leeds to London Kings Cross in around two hours and 15 minutes, Manchester in just under one hour and Sheffield in around 55 minutes.

The property currently has three live planning approvals, please speak with the office for more information.

Approx Gross Floor Area = 2934 Sq. Feet
= 272.7 Sq. Metres



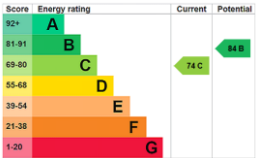
First Floor



Ground Floor

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Directions

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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services connected
- Drive and x2 detached garages

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES250057