



Stoneacre
Properties



244 Shadwell Lane

Shadwell Leeds, LS17 8AQ

Asking Price £750,000



244 Shadwell Lane

Shadwell Leeds, LS17 8AQ

Asking Price £750,000



This stunning barn conversion is accessed via a picturesque leafy private driveway and located in the heart of LS17, just off the extremely desirable Shadwell Lane and located a short distance from exquisite rolling countryside in nearby Eccup and the widely renowned Harewood estate. There are nearby amenities at Moortown Corner, including a Marks & Spencer Simply Food, with further amenities at the Sainsbury's shopping centre just off the Ring Road.

In addition there are a number of schools - including the Leeds Grammar School - along with sporting facilities including the popular golf courses at Alwoodley and Sandmoor, and the David Lloyd Leisure Centre. Leeds City Centre is just 5 miles away, with Harrogate City Centre 10 miles away.

The private driveway leads to a paved private courtyard, offering parking to the front of the property and a single garage. There is opportunity to extend the garage subject to necessary planning permissions and consents.

The property is accessed via double entrance doors leading into the impressive entrance vestibule with double height ceiling and exposed beams, with glass panelled staircase leading to the first floor accommodation.

The bespoke fitted kitchen features a range of fitted wall and base units with integrated appliances and breakfast seating area, leading into the extended

dining area with bi-folding doors leading into the rear garden and also providing access to the main reception room, having inset feature fire positioned within the chimney breast.

From the entrance vestibule there is an internal hallway leading to two double bedrooms and the Jack and Jill shower room to complete the ground floor accommodation.

The first floor landing area is accessed via glass panelled staircase and features an extremely spacious master bedroom suite - originally two double bedrooms - having individually designed wardrobes and dressing area, exposed beams and views over the front courtyard and rear landscaped garden.

The rear garden is fully enclosed and landscaped, having a generous lawned area with sleeper borders and decked area accessed via two sets of bi-folding doors from the lounge and dining room.



Road Map



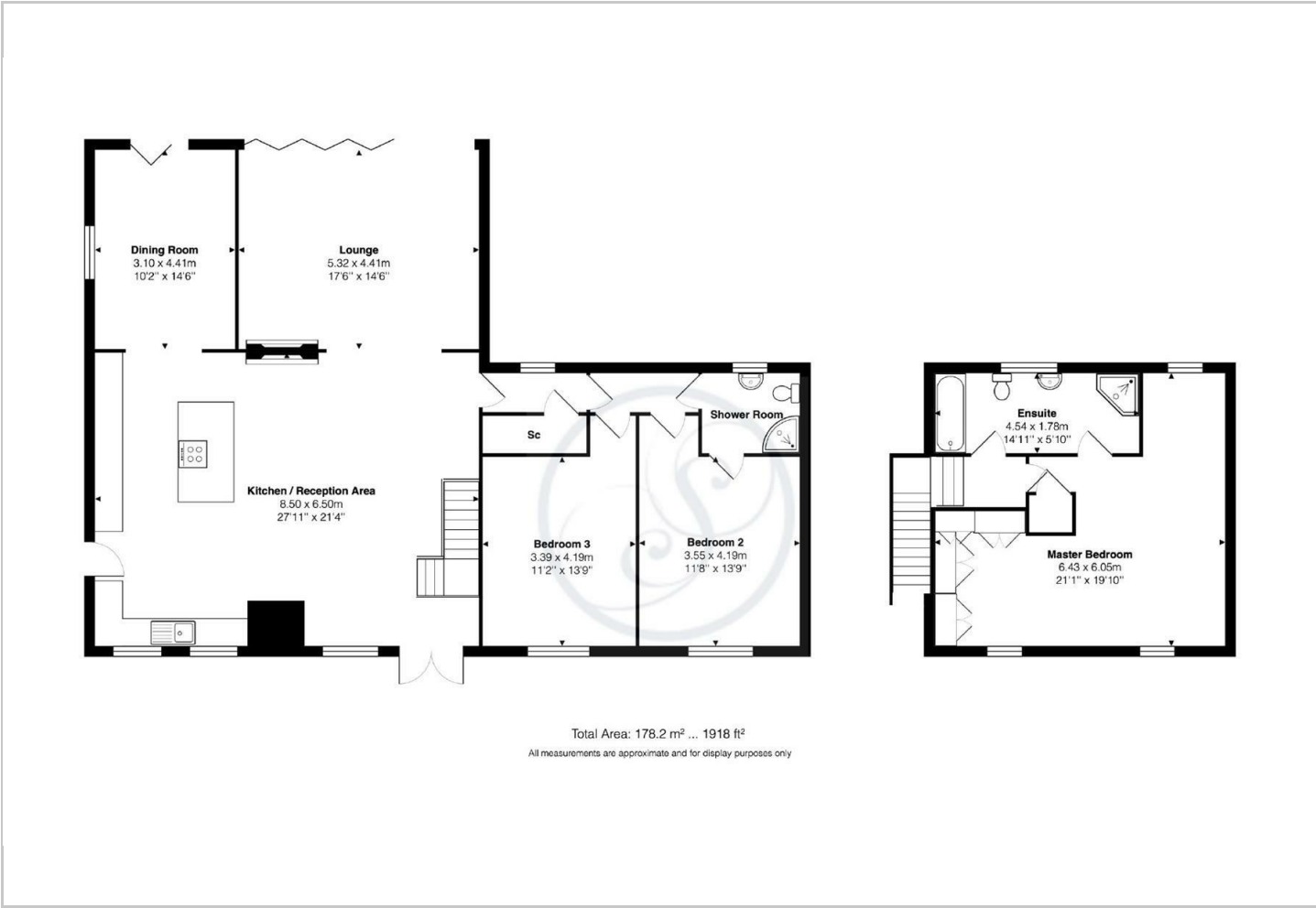
Hybrid Map



Terrain Map



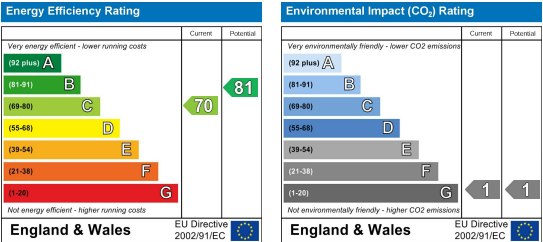
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.