



Disclaimer-You may download, store and use the material for your own personal use and research.You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ

Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman

Home Choice Approved

OnTheMarket.com



Stoneacre Properties

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

0113 237 0999

north@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Shadwell Lane, Shadwell, LS17 8AP

£1,295 Per Calendar Month

• **THREE BEDROOMS**

• **LINK DETACHED**

• **UNFURNISHED**

• **LS17 LOCATION**

• **FRONT & REAR GARDENS**

• **GARAGE**

• **AVAILABLE END OF EPTEMBER**

• **EPC RATING D**

*** THREE BEDROOM LINK DETACHED HOUSE *** LOCATED IN SHADWELL*** Stoneacre Properties are pleased to be able to offer to let this fantastic three bedroom link detached house just off Shadwell Lane. The property would make a great home and offers spacious accommodation having recently been re-decorated and re-carpeted. Shadwell is an incredibly popular choice for people choosing to live in North Leeds, looking for a semi-rural lifestyle, with the huge benefit of being surrounded by countryside yet only a 15-minute drive to Leeds City Centre. Shadwell village offers fantastic local amenities including convenience stores, pub and village hall. The accommodation comprises of entrance hall, W.C, lounge / diner, kitchen, master bedroom, two further bedrooms and house bathroom. The property benefits from off street parking with garage, along with front and rear gardens. Available END OF SEPTEMBER 2025!

ENTRANCE HALL

Wood strip flooring.

W.C.

W.C, wash hand basin and double glazed window.

LOUNGE / DINER

Wood strip laminate flooring, fire surround, radiator, stairs to first floor, double glazed window and door to rear garden.

KITCHEN

Range of wall and base units, gas hob, oven, extractor, space for fridge freezer, built in washing machine and dishwasher. The room benefits from a tiled floor, double glazed window and door to rear garden.

LANDING

Storage cupboard.

MASTER BEDROOM

Built in wardrobes, radiator and double glazed window.

BEDROOM TWO

Radiator and double glazed window.

BEDROOM THREE

Radiator and double glazed window.

BATHROOM

Fully tiled bathroom with suite comprising of wash hand basin, W.C, bath and shower cubicle. The room also has a heated towel rail along with double glazed window.

EXTERNAL

The property benefits from off street parking, garage, along with generous front and rear gardens.

