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54 Shadwell Walk, Moortown, Leeds, LS17 6EG

Energy Rating: TBC | Council Tax Band: C

Offers Over £365,000

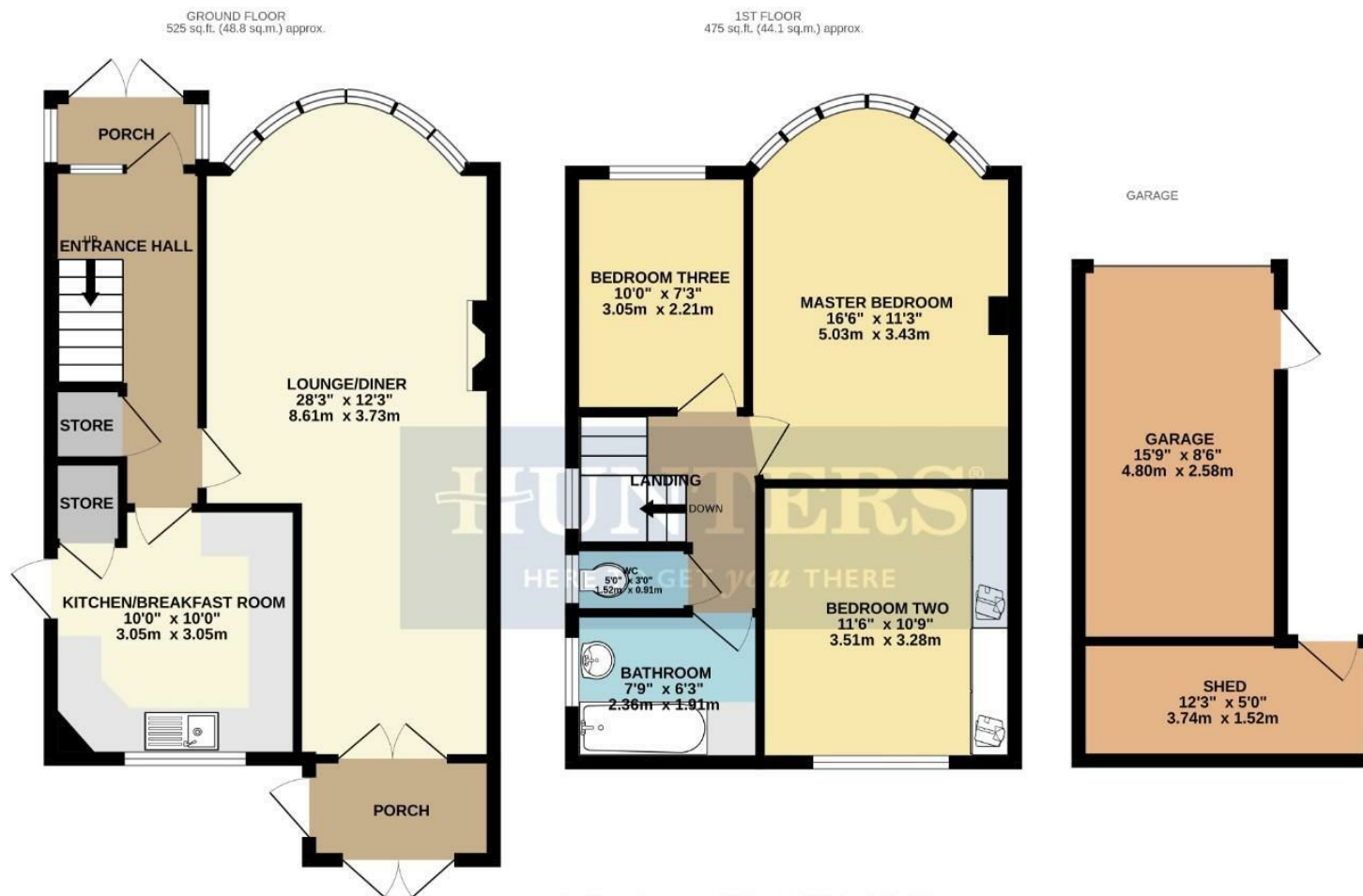
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IDEAL FOR A FIRST TIME BUYER – EXCELLENT INVESTMENT OPPORTUNITY – SEMI-DETACHED HOUSE – THREE BEDROOMS – IN NEED OF MODERNISATION – SUPERB POTENTIAL TO EXTEND SUBJECT TO PLANNING – GARDENS TO THE FRONT AND REAR – DETACHED GARAGE WITH SHED TO REAR – DRIVEWAY – NO CHAIN

A great opportunity for first time buyers, investors and growing families, this three bedroom semi-detached house does require some modernisation but is available with no chain and has enormous potential to extend, subject to the appropriate planning permissions. Located on the border with Moortown and Roundhay, the property is close to good and outstanding primary and secondary schools, shops, cafes, restaurants, bars, parks, pubs and transport links to name just some of the great amenities in the area. There are gardens to the front and rear, a driveway and detached garage with an attached shed, externally. Internally, it briefly comprises; porch, entrance hall, lounge dining room and kitchen breakfast room, on the ground floor. On the first floor there are three bedrooms, landing, bathroom and separate w/c. Energy Rating - TBC

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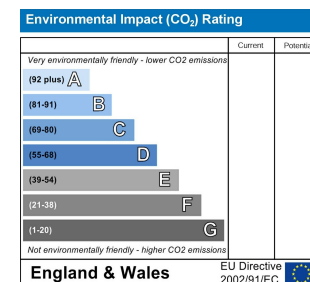
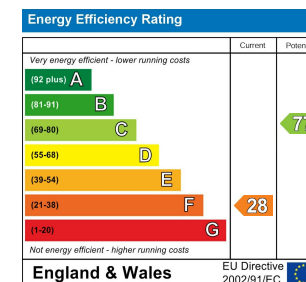


SHADWELL WALK, MOORTOWN, LEEDS, LS17 6EQ

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Front Porch

6'0" (max) - 3'0" (max)

Entrance Hall

14'6" (max) - 6'0" (max)

Under stairs storage and stairs to the upper level.

Lounge Dining Room

28'3" (max) - 12'3" (max)

Lounge Area

Gas fire with surround and bay window.

Dining Area

Doors to the porch.

Kitchen Breakfast Room

10'0" (max) - 10'0" (max)

Stainless steel sink with drainer, tiled splash back, door to the side and a range of wall and base units.

Pantry

3'6" (max) - 3'0" (max)

Rear Porch

7'9" (max) - 4'3" (max)

Landing

8'0" (max) - 7'9" (max)

Loft access and stairs to the lower level.

Master Bedroom

16'6" (max) - 11'3" (max)

Bay window.

Bedroom Two

11'6" (max) - 10'9" (max)

Built in wardrobes.

Bedroom Three

10'0" (max) - 7'3" (max)

Built in wardrobes.

Bathroom

7'9" (max) - 6'3" (max)

Panel bath with shower over, wash hand basin, half tiled walls and airing cupboard housing the hot water tank.

Front Gardens

Grassed lawns and walkway to the front door.

Driveway

With parking for at least two vehicles.

Detached Garage

15'9" (max) - 8'6" (max)

Up and over door, power and lights.

Shed

12'3" (max) - 5'0" (max)

Rear Gardens

Grassed lawns and walkway to the edges as well as patio area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









