

# MORFITT SHAW

Independent Estate Agents

**Ludolf Drive, Shadwell**



**A superb four bedroom family home which has been substantially extended and enjoys a peaceful cul de sac position. Set within attractive and very private lawned gardens this ideal family home enjoys a sought after village location close to local shops and the village school, yet within easy reach of Leeds centre.**

**£389,950 – No chain**

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL  
Tel : 0113 393 0113 Fax : 0870 220 3169  
info@morfittshaw.co.uk www.morfittshaw.co.uk  
Company registration no. 04859434.

## Introduction

Of attractive external appearance, this substantially extended and well maintained detached family home is of stone construction and enjoys a superb location in the heart of Shadwell. The excellent accommodation briefly comprises; entrance lobby, impressive reception hall, spacious sitting room, dining room, family room, breakfast kitchen, rear entrance hall, downstairs wc, four generous bedrooms, and house bathroom. The property is set within most attractive and very private lawned gardens, and enjoys a sought after village location. For information, the existing owners are moving into the new built house next door to this property.

Shadwell is a highly regarded village, benefiting from a wide range of excellent amenities including a highly rated primary school, local shops and post office and enjoys easy access to Leeds centre either by the local bus service or car. An early viewing is highly recommended to fully appreciate both the size and quality of accommodation on offer.

## Accommodation

With gas central heating, PVCu double glazing and security alarm system.

### To the ground floor: Entrance lobby

Half multipaned hardwood entrance door with full height windows to either side. Window to the side. Cloaks cupboard, quarry tiled floor and ceiling light.

### Reception hall

Half multipaned hardwood door, obscured window to the side. Staircase to the first floor and ceiling light.

### Spacious sitting room 17' x 12'

Window to the front, five wall light points and ceiling coving. Coal effect gas fire set within a stone fireplace. TV point. Leading to:

### Dining room 12'7 x 10'

Windows to the side and rear. Ceiling light and coving.

### Large breakfast kitchen 13'6 x 12'3

Window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and eye level double oven. Plumbing for dishwasher, space for undercounter fridge. Full height store, useful pantry / utility room with plumbing for washing machine, gas central heating boiler. Ceiling light.



### **Downstairs wc**

Obscured window to the side. Low suite wc and wash basin with tiled splashback. Ceiling light.

### **Rear hall**

Store cupboard, ceiling light. Door to the integral garage.

### **Family room** **16'4 x 12' max**

French doors to the large paved patio with access to the rear garden. Three wall light points, coving and TV point.



### **To the first floor: Landing**

Obscured staircase window, ceiling light and access to the loft. Airing cupboard.

### **Bedroom 1** **16'10 x 12'**

Window to the front, ceiling light and fitted wardrobes.



### **Bedroom 2** **12'1 x 10'**

Windows to the side and rear, ceiling light.

### **Bedroom 3** **11'10 x 10'3 max**

Window to the front. Ceiling light, recessed wardrobe.



### **Bedroom 4** **9'7 x 7'**

Window to the rear, ceiling light.

### **Bathroom**

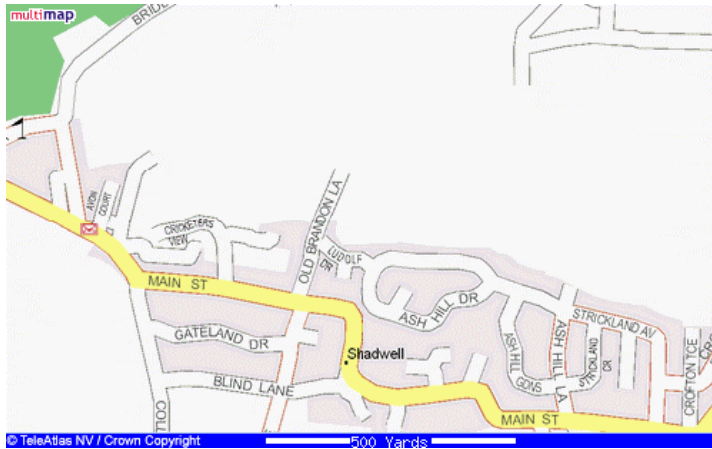
Obscured window to the rear. Panelled bath, low suite wc and pedestal wash basin. Walk in shower cubicle with Mira thermostatic shower. Part tiled walls and ceiling light.

### **Outside**

To the front is a lawned garden with flowerbed and wide driveway to the integral garage (19' x 17'9) with up and over door and electric power and light. Paved path to the side. The rear garden is of a good size and enjoys a high degree of privacy, with a large lawn, stocked flower and shrub borders and large paved patio. Useful garden store.



## Directions



From our office, turn on to Roman Avenue down the side of our office. At the end turn right on to the Ring Road. Turn left at the roundabout on to Wetherby Road, continue out of the city and take the fifth left on to Coal Road. At the bridge crossroads, turn left in to Shadwell and on to the Main Street. Continue past the bus terminus and turn right on to Ash Hill Lane. Continue to the end and turn

left on to Ash Hill Drive, taking a left on to Ludolf Drive. The property is identified by a Morfitt Shaw 'For Sale' board on the right hand side.

**Agent's notes :** The property is freehold. All mains services are provided. Viewing strictly by appointment only.

**Conveyancing:** Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

**Residential & buy-to-let mortgages:** We can help you whatever your requirements and circumstances, whether you are a first time buyer, or wishing to remortgage to a preferential rate. For the convenience of purchasers, whether buying through us or not, we have researched the market on your behalf, and appointed an excellent local independent mortgage consultants, authorised and regulated by the Financial Services Authority. They can provide preferential financial products, from major names, which are not available through other channels such as retail, direct marketing or even the internet.

**Are you selling?** We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

**Morfitt Shaw opening times :** Monday–Saturday 9.00–5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as 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 employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

**Big enough to impress, small enough to care.**