

**ONLY 2 PLOTS  
REMAINING**

## **Chapel View**

Shadwell, Leeds, LS17 8FX /8FY

**Price on Application**



'An exclusive new development  
of five executive detached homes.'

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**LINLEY &  
SIMPSON**

An exclusive development of five executive detached homes situated in the heart of this ever popular village. Built by locally renowned builder, JWT Developments these stone built homes offer four double bedrooms with four of the five homes having ensuite facilities to two of the bedrooms. They are located in a unique location close to the Grade II listed village library.

Each house enjoys a large living kitchen with Velux windows providing additional natural light to this hub of the home. Each dining kitchen will have granite work surfaces, standard within all kitchens with utility rooms having textured work surfaces. White goods to the kitchen include: two fan assisted ovens, halogen hob, extractor hood, Integral style fridge freezer, integrated dishwasher, wine cooler and microwave oven.

Kitchen unit finishes and work surfaces are available from a selected range as are tiled splash backs. All kitchens have an island unit. The accommodation extends to a large sitting room with log burning stove and a study, providing a get away from the main areas of the home.

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**Each property will have gas fired central heating with underfloor heating to the ground floor and radiators to the first floor. Sealed unit A rated double glazing will be installed. Gardens to front and rear with turfed lawns and a paved driveway leading to the attached single garage with electric up and over door.**

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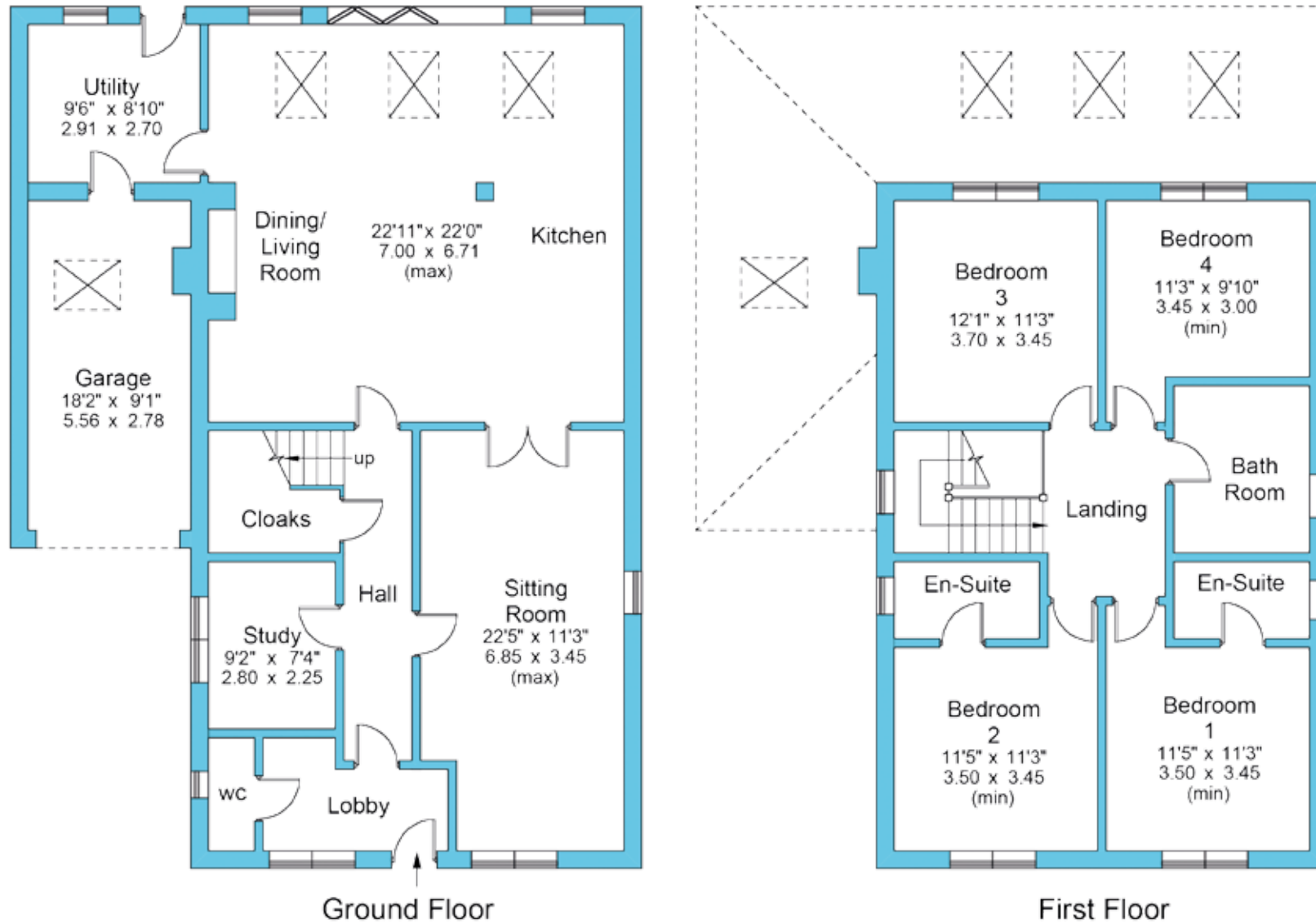






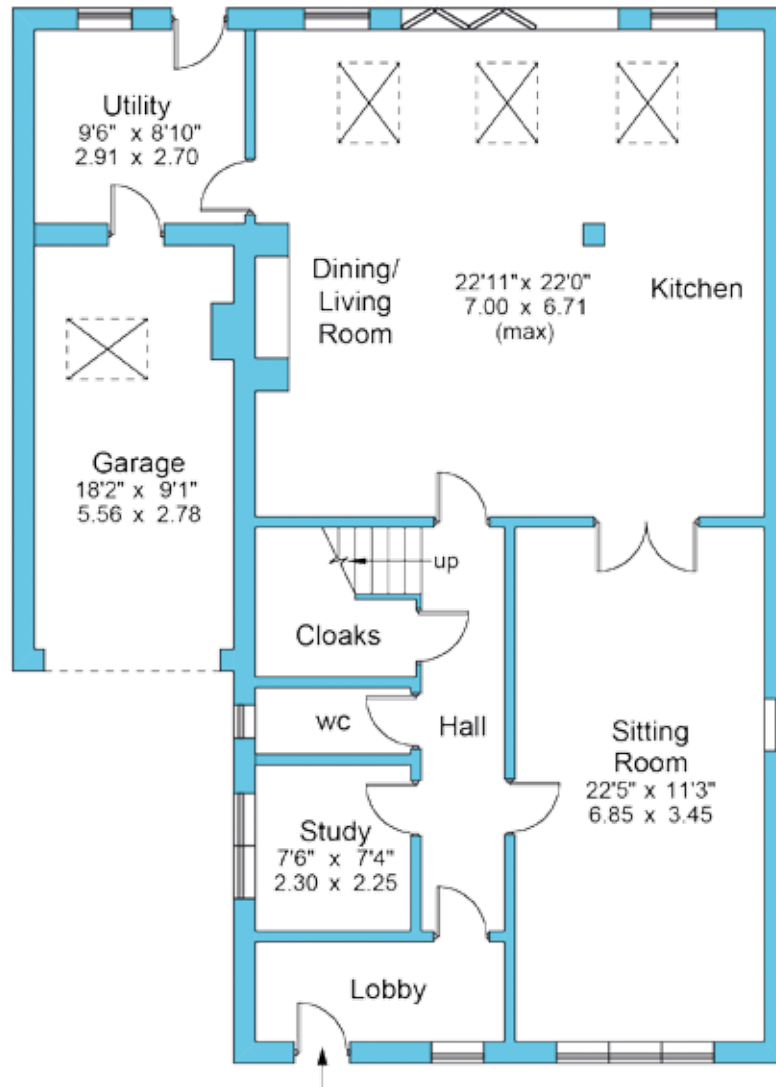


# Plot 1

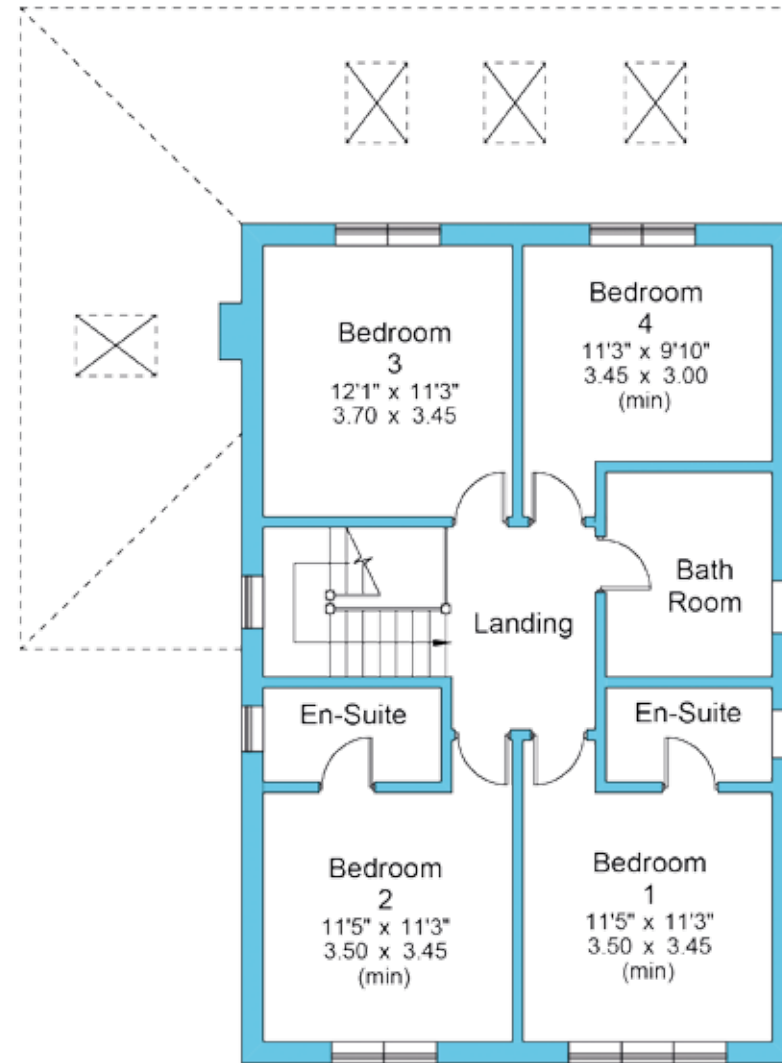


For illustrative purposes only. Not to scale.

# Plot 2



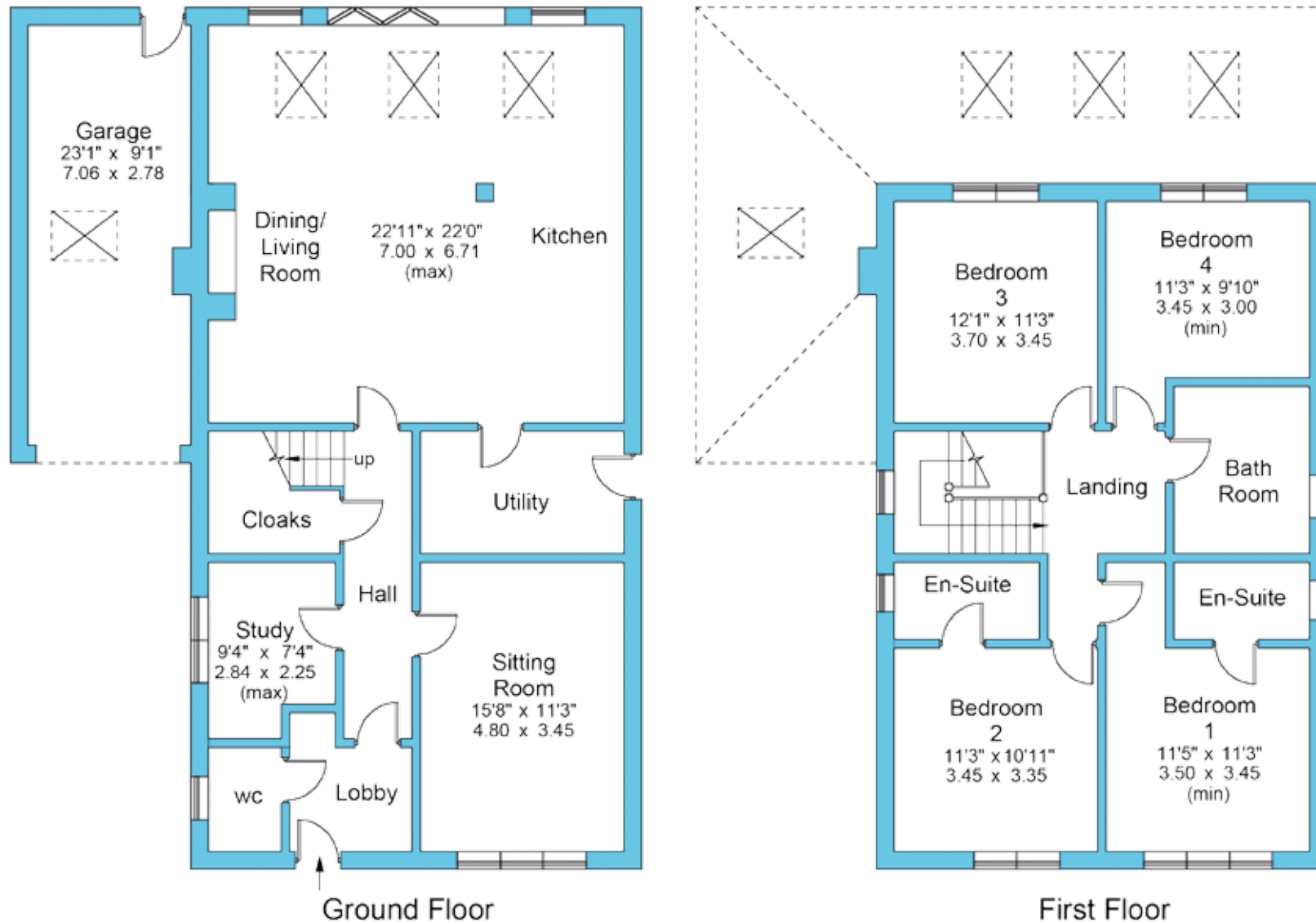
Ground Floor



First Floor

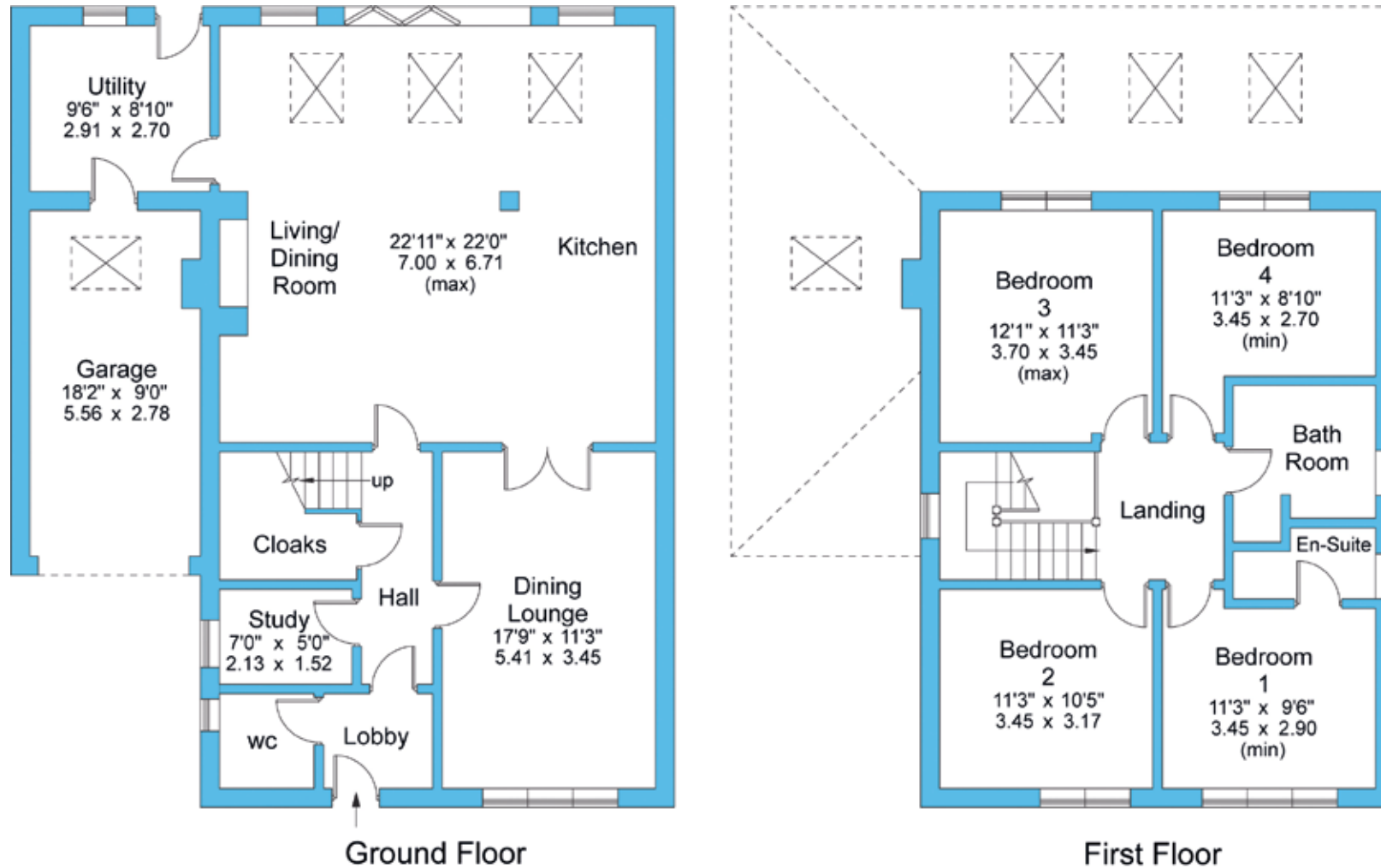
For illustrative purposes only. Not to scale.

# Plot 3



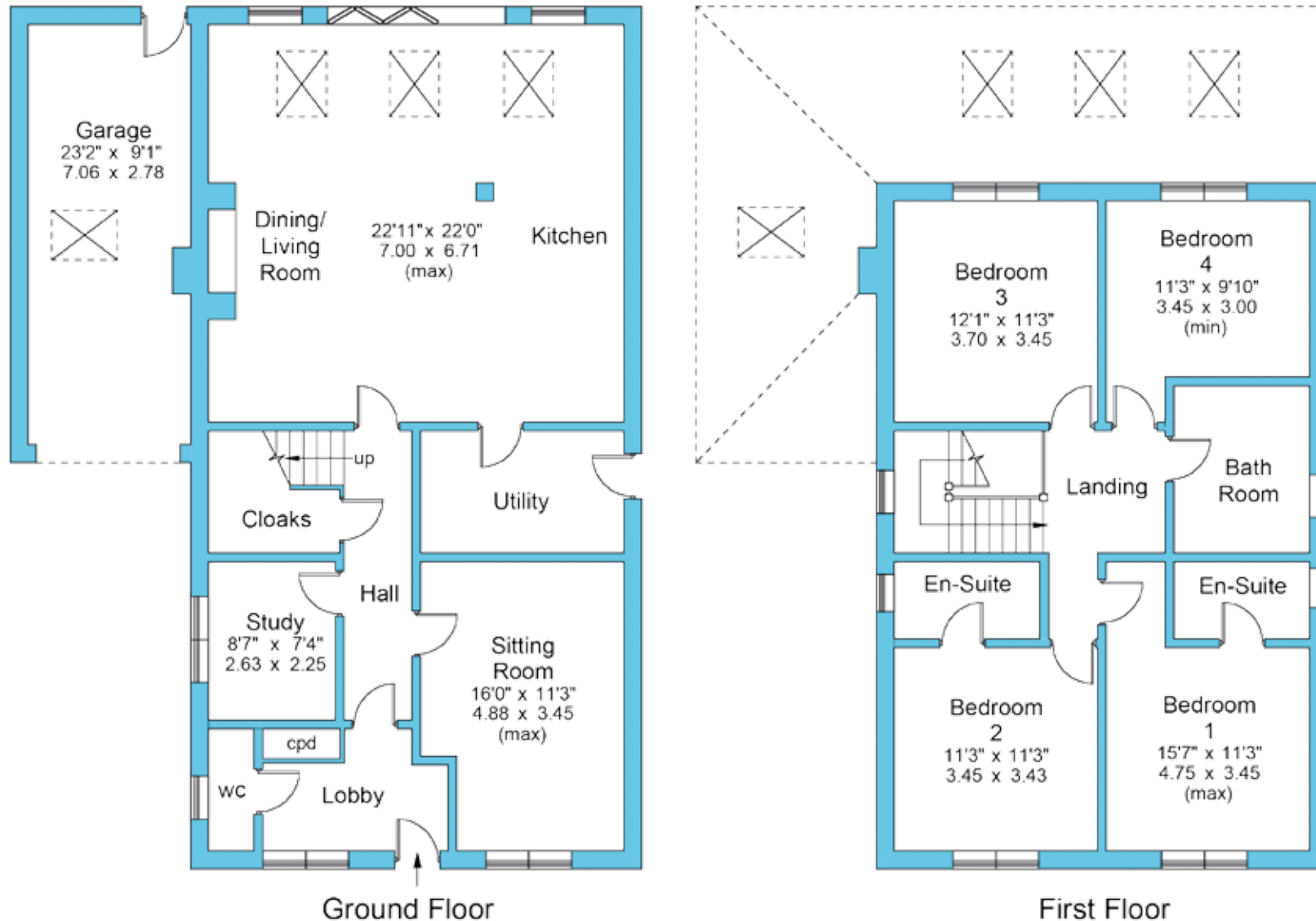
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# Plot 4



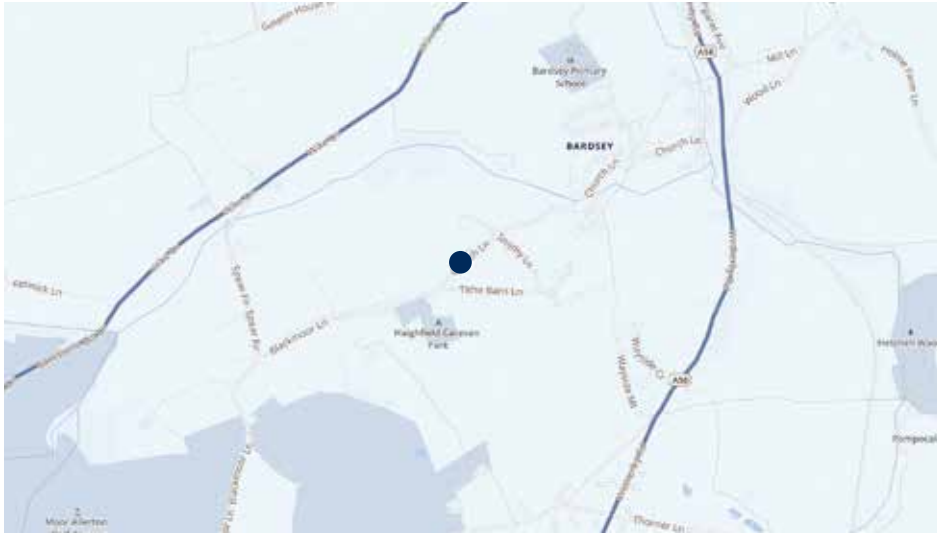
For illustrative purposes only. Not to scale.

## Plot 5



For illustrative purposes only. Not to scale.





## Shadwell.

The idyllic village of Shadwell is situated 6 miles to the north east of Leeds City centre and retains a community feel which many villages have lost over the years. The village has two churches (the Church of England St Paul's, and Shadwell Methodist chapel), a primary school, The Red Lion pub, the Village Hall, a tennis club, a golf club and a good selection of shops.

There is also a cricket club and thriving Scouts, Cubs, Beavers, Guides and Ranger groups.

Shadwell enjoys excellent commuting facilities being only 15 minutes from the A1 motorway with both Wetherby and Leeds being equidistant. Hourly rail services to the capital are available from Leeds Train station whilst the international traveller can reach Leeds/Bradford Airport in approximately 30 minutes.



## Specification

- Gas central heating via a systems boiler and a pressurised unvented water cylinder with underfloor wet system to the ground floor and radiators to the first floor, including chrome towel rails and electric underfloor heating to bathrooms and ensuites.
- NACOSS approved burglar alarm system.
- Sealed "A rated" double glazed windows with wooden casements.
- All sanitary ware white with chrome fittings, including vanity units and mirrors.
- Fitted wardrobes to master bedroom only.
- Kitchen, dining/living area, utility, downstairs WC, House bathroom and all ensuites all floors to be tiled with tiled skirting's.
- Sitting room, hall, stairs, landings and all bedrooms to be carpeted.
- Lobby will either be tiled or wooden flooring with matwell.
- All light switches and sockets to be chrome or brushed steel.
- Internal doors are panelled wooden doors with chrome ironmongery.
- A wood burning stove is fitted to the sitting room.
- Gardens to be turfed front and rear, to include design planting of shrubs and trees. Natural stone paths and patios.
- Electric remote control up and over garage door.
- External water tap.
- Blocked paved Marshalls Tegular effect to private driveway areas.
- The entrance leading from the main road will be in natural drystone walling with the appropriate planting, see artists impression.
- Kitchens will be provided from Arlington Direct with a generous PC sum allowed. Granite work surfaces are standard within all kitchens with utility rooms having textured work surfaces. White goods to the kitchen include: two fan assisted ovens, halogen hob, extractor hood, Integral style fridge freezer, integrated dishwasher, wine cooler and microwave oven. Kitchen unit finishes and work surfaces are available from a selected range as are tiled splash backs. All kitchens have an island unit. The utility room (if applicable) will have matching units.
- The property is protected by a ten year warranty from Premier Guarantee, further details are available upon request.

### AGENTS NOTES:

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\*CGI images are actual layouts for this development, other images represent previous developments.



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