



**Plantation Avenue, Shadwell Leeds LS17 8TB**

**welcome to**

**Plantation Avenue, Shadwell Leeds**

A spacious semi-detached home offering open-plan living, three good size bedrooms and a modern kitchen and bathroom. With front and rear gardens, a private driveway providing off street parking, and set in a desirable location close to local amenities.



### **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

### **Lounge**

Open to the kitchen/diner with a feature fireplace.

### **Kitchen/Dining/Sitting**

A fabulous room and the real hub of this family home. The modern kitchen offers a good range of wall and base units with integrated appliances. The sitting area has fully glazed doors opening to the garden and allowing a good amount of natural light to flow through.

### **Bedroom One**

14' 3" Max x 10' 11" Max ( 4.34m Max x 3.33m Max )

A double bedroom with space for free standing furniture.

### **Bedroom Two**

13' 4" Max x 10' 5" Max ( 4.06m Max x 3.17m Max )

A double bedroom with space for free standing furniture.

### **Bedroom Three**

9' 4" Max x 7' 9" Max ( 2.84m Max x 2.36m Max )

A spacious single bedroom with space for free standing furniture.

### **Bathroom**

Fitted with a three piece suite comprising a bath with shower over, hand basin with storage below and a wc.

### **Outside**

There are gardens to the front and rear with a driveway providing off street parking.



***view this property online*** [williamhbrown.co.uk/Property/MRT107379](http://williamhbrown.co.uk/Property/MRT107379)



welcome to

## Plantation Avenue, Shadwell Leeds

- SPACIOUS SEMI DETACHED HOUSE
- OPEN PLAN LIVING
- THREE BEDROOMS
- MODERN KITCHEN & BATHROOM
- FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£365,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MRT107379](https://www.williamhbrown.co.uk/Property/MRT107379)



Property Ref:  
MRT107379 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**