



Plantation Avenue, Shadwell Leeds LS17 8TB

welcome to

Plantation Avenue, Shadwell Leeds

A spacious three-bedroom detached home set within generous gardens, complete with a driveway and garage. Although requiring modernisation, the property presents an exciting opportunity for buyers looking to create their perfect home.



Ground Floor

Porch

A useful porch providing a welcoming entrance to the home, with additional space for storage.

Hall

Stairs provide access to the first-floor accommodation.

Lounge

An impressive-sized lounge featuring a large front double-glazed bay window, allowing plenty of natural light into the room, along with a fitted radiator.

Dining Room

A fantastic versatile living space with a front double-glazed window, fitted radiator and rear sliding doors opening directly onto the garden, creating a seamless connection between indoor and outdoor space.

Kitchen

A generously sized kitchen featuring rear and side double-glazed windows, a side external door and fitted radiator. The kitchen offers a wide range of wall and base units with ample worktop space, integrated appliances and plenty of room for additional freestanding appliances.

First Floor

Bedroom One

A spacious double bedroom featuring a rear double-glazed window and fitted radiator. The room is generously proportioned and benefits from fitted wardrobes and additional built-in cupboards, providing excellent storage.

Bedroom Two

A well-proportioned double bedroom featuring a front double-glazed window and fitted radiator.

Bedroom Three

A single bedroom featuring a front double-glazed window, fitted radiator and useful built-in storage

cupboard.

Bathroom

The bathroom features a rear double-glazed window and a suite comprising a bath and wash basin.

Toilet

A separate toilet featuring a side double glazed window.

Garage

A detached garage offering practical additional space, featuring a front shutter door, side external access and a side window.

External

Externally, the property boasts spacious gardens to both the front and rear, featuring lawned areas with mature greenery and established planting. The front also benefits from a driveway leading to the detached garage at the rear, providing convenient off-road parking. To the rear is a generous garden with a spacious paved patio area and lawn, offering fantastic potential for buyers to create their ideal outdoor space.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Plantation Avenue, Shadwell Leeds

- DETACHED
- THREE BEDROOM
- FRONT AND REAR GARDEN - INCLUDING A DRIVEWAY
- GARAGE
- NEEDS MODERNISING HOWEVER THIS PROPERTY HOLDS HUGE POTENTIAL

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

offers in the region of
£425.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAK109977 - 0003

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