



Sholebroke Avenue, Leeds LS7 3HB

welcome to

Sholebroke Avenue, Leeds

A substantial detached family home offering six double bedrooms, two bathrooms, a stunning contemporary kitchen, and a self-contained annexe. Set within generous gardens with gated parking, a vast basement with development potential (STBR), and a sought-after location. Viewing highly recommended.



Ground Floor

Hallway

A charming hallway enhanced by feature wall panelling, with stairs leading to the first-floor accommodation.

Living Room

A beautifully bright and airy room with feature coving and an impressive fireplace, enhanced by a charming log-burning stove.

Dining Room

A stunning dining room providing an exceptional space for formal gatherings, dinner parties, and celebrations.

Kitchen

This beautifully appointed contemporary kitchen exudes style and elegance, featuring sleek white cabinetry, high-quality integrated appliances, and a striking central island with a fitted hob. Offering abundant storage and workspace, it provides the perfect setting for modern family living and entertaining.

Downstairs Wc

Completing the ground floor accommodation is a refined cloakroom, fitted with a contemporary WC and hand basin.

Lower Ground Floor

Basement

Beneath the property lies an extensive basement spanning the full footprint of the house, offering an abundance of additional space and outstanding potential. Currently divided into a number of rooms, this substantial area presents a wealth of possibilities, whether for conversion into additional living accommodation, a home gym, cinema room, workshop, office space, or hobby rooms, subject to any necessary consents. A rare and highly versatile feature, the basement provides exceptional scope for future enhancement and value.

First Floor

Bedroom One

This impressive principal bedroom enjoys an abundance of natural light through three windows and offers generous accommodation for a variety of furnishings. A beautiful feature fireplace with log-burning stove adds character and charm.

Bedroom Three

A bright and comfortable double bedroom featuring ample space for freestanding wardrobes and bedroom furniture.

Bedroom Four

A generous double bedroom providing versatile accommodation and excellent space for freestanding furniture.

Bathroom

A beautifully designed four-piece bathroom, exquisitely finished with stylish contemporary tiling and comprising a luxurious bath, expansive walk-in shower with rainfall showerhead, WC, and elegant wash hand basin, offering a sophisticated and relaxing sanctuary.

Second Floor

Bedroom Two

A bright and spacious double bedroom, thoughtfully designed with plenty of room for freestanding wardrobes and furnishings.

Bedroom Five

A beautifully presented double bedroom, providing versatile accommodation and ample space for furniture.

Bedroom Six

A double bedroom offering ample room for a range of freestanding furniture.

Shower Room

A well-appointed shower room fitted with a walk-in shower cubicle, WC, and wash hand basin, enhanced

by contemporary part-tiled finishes.

Wc

A separate WC, beautifully appointed with a contemporary wash hand basin.

Annex

A superb self-contained annexe offering exceptionally versatile accommodation, ideal for multi-generational living, guest accommodation, independent living, or potential home-working opportunities. Thoughtfully arranged over two floors, the ground floor comprises a spacious and welcoming lounge, providing ample room for relaxation and entertaining, together with a well-equipped kitchen offering a practical and functional living space.

To the first floor, a generously proportioned double bedroom provides comfortable accommodation with ample space for furnishings, while the contemporary bathroom is beautifully appointed with modern fixtures and fittings, creating a stylish and relaxing retreat.

This impressive annexe offers a rare combination of privacy and flexibility, making it a valuable addition to the main residence.

Externally

The property is approached via an attractive front garden, predominantly laid to lawn, with a gated pathway leading to a delightful paved seating area, perfect for enjoying the outdoor surroundings. To the rear, the generous garden is mainly laid to lawn, providing an excellent space for family enjoyment and outdoor entertaining. A gated driveway to the side offers convenient off-road parking and access.

Agents 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



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welcome to

Sholebroke Avenue, Leeds

- SUBSTANTIAL DETACHED FAMILY HOME
- SIX DOUBLE BEDROOMS & TWO BATHROOMS
- FABULOUS COMTEMPORARY KITCHEN
- SEPARATE ANNEX WITH LOUNGE, KITCHEN, DOUBLE BEDROOM & BATHROOM OVER TWO FLOORS
- LARGE FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAK109952 - 0002

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