



25 Turnberry Drive, Alwoodley, Leeds, LS17 7TF

£380,000

NO CHAIN - Located in a prime residential area, adjacent to "outstanding" rated Allerton High School, this is a well presented three bedroom extended semi-detached house offering superb ready-to-move into family accommodation in Leeds 17. Fully uPVC double glazed windows and gas central heating system. Accommodation includes entrance porch, open plan living room and dining room, versatile through sitting room, extended kitchen with bespoke timber units and integrated appliances, spacious conservatory. First floor landing, all bedrooms with wardrobes, annexe to bedroom 3 offering extended attractive accommodation, fully tiled extended bathroom and bathtub and shower cubicle.

GROUND FLOOR

uPVC double glazed door into

ENTRANCE PORCH

4'7" x 4'3" (1.4 x 1.3)

uPVC double glazed window, door into

OPEN PLAN LOUNGE & DINING ROOM



Comprising

LOUNGE

11'1" x 13'9" (3.4 x 4.2)



Feature fireplace around electric heater, central heating radiator, uPVC double glazed window to the front, staircase with timber bannister leading up to the first floor

LOUNGE



LOUNGE



DINING ROOM

12'9" x 10'5" (3.9 x 3.2)



Central heating radiator, uPVC double glazed sliding patio doors into the conservatory, uPVC double glazed window, spacious under-stairs storage cupboard



DINING ROOM



EXTENDED KITCHEN

19'0" x 6'6" max (5.8 x 2.0 max)



SITTING ROOM

18'8" x 7'2" (5.7 x 2.2)



Superb bespoke range of stained timber fitted units and work tops, integrated appliances include stainless steel sink with mixer tap and drainer, dishwasher and fridge freezer, plumbed for washing machine. Gas range cooker with extractor above. uPVC double glazed window to the rear overlooking the garden, inset ceiling lighting, ceramic splash back tiling. Door to the conservatory

EXTENDED KITCHEN



Versatile through living room with uPVC double glazed windows to the front and rear, central heating radiator

SITTING ROOM



EXTENDED KITCHEN



CONSERVATORY

12'1" x 10'2" max (3.7 x 3.1 max)



South facing garden room with uPVC double glazed window surround and double doors leading on to the rear garden, central heating radiator

BEDROOM 1

15'8" x 8'2" (4.8 x 2.5)



Generous range of built in wardrobes and dresser, uPVC double glazed window to the front, central heating radiator

CONSERVATORY



FIRST FLOOR

LANDING

uPVC double glazed window to the side

BEDROOM 2

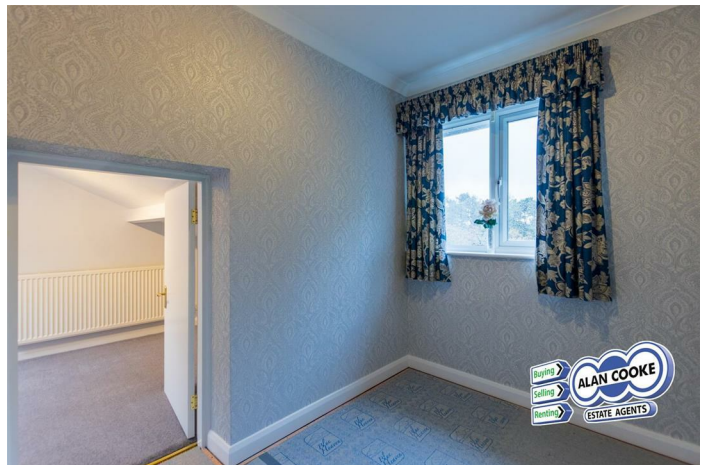
9'2" x 8'2" (2.8 x 2.5)



Built in wardrobes, central heating radiator, uPVC double glazed window

BEDROOM 3

10'9" max x 5'10" (3.3 max x 1.8)



Store cupboard, central heating radiator, uPVC double glazed window. Low height door leading into



ANNEXE TO BEDROOM 3

16'4" max x 7'2" (5.0 max x 2.2)



With restricted head height throughout. Versatile annexe accessed direct from the bedroom; ideal for young children. Central heating radiator, electric convection heater, Velux window, under-eaves storage cupboards

EXTENDED BATHROOM

11'1" x 6'2" (3.4 x 1.9)



Fully ceramic tiled walls and floor, panelled bath, low WC, pedestal wash basin, walk-in shower cubicle, inset ceiling lighting, cabinets, heated towel rail, uPVC double glazed window

OUTSIDE



Brick paved driveway with small lawn to the front, offering off-street parking for several vehicles. Lawned and stocked south facing enclosed garden with patio and shed to the rear

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

Approached from Harrogate Road or King Lane, turn onto Nursery Lane, Turnberry Avenue and then left onto Turnberry Drive

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.


FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

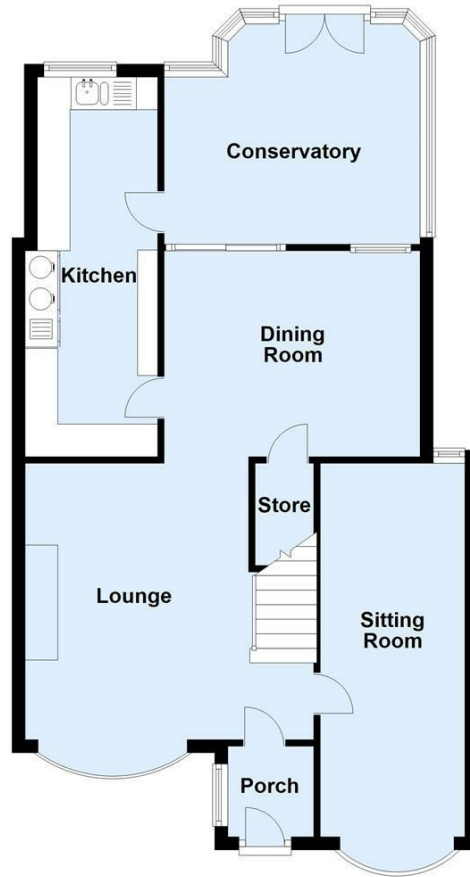
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

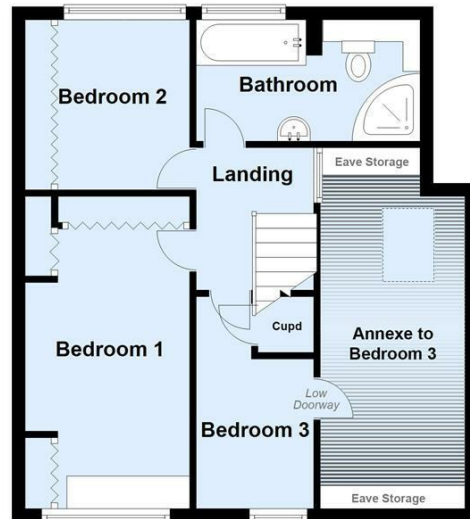




Ground Floor
Approx. 72.1 sq. metres (776.5 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.5 sq. feet)



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