



7 Silverdale Avenue, Alwoodley, Leeds, LS17 8SZ

Chain Free £335,000

NO CHAIN - A beautifully maintained three bedroom chalet-style semi-detached house, located in a peaceful cul-de-sac adjacent to Wigton Lane with a delightful near-south facing rear garden.

Accommodation includes an entrance hallway, lounge, dining room, fitted kitchen, first floor landing, two double bedrooms and a single third bedroom; all with wardrobes, white bathroom suite. Lawned and stocked southerly facing garden, driveway to detached garage. Fully uPVC double glazed and combi gas central heating system, EPC rating D.

The property is well located just off the highly-regarded Wigton Lane and offers superb family options for a whole range of shopping and local amenities and is within walking distance to the 'Outstanding' rated Wigton Moor Primary School, Highfields and the Grammar School at Leeds.

GROUND FLOOR

uPVC double glazed door with side panel into

ENTRANCE HALL



Turned staircase leading up to the first floor with under-stairs storage cupboard, uPVC double glazed window to the side, wood flooring, central heating radiator

ENTRANCE HALL



LOUNGE

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



uPVC double glazed window, feature fireplace around living-flame gas fire, built in sideboard, central heating radiator. Opening into the dining room

LOUNGE



DINING ROOM

10'9" x 8'10" (3.3 x 2.7)



South facing aspect. uPVC double glazed patio doors opening onto the rear garden, central heating radiator



DINING ROOM



KITCHEN

10'2" x 7'6" (3.1 x 2.3)



Range of fitted units with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, built in oven, gas hob with extractor hood above, plumbed for washing machine, wall mounted gas-fired combi water and central heating boiler, uPVC double glazed window to the side, uPVC double glazed door to the rear

FIRST FLOOR

LANDING

Ceiling hatch access with pull down ladder to partially-boarded loft, uPVC double glazed window

BEDROOM 1

12'9" x 9'10" (3.9 x 3.0)



uPVC double glazed window, central heating radiator, built in wardrobe

BEDROOM 2

10'9" x 9'10" (3.3 x 3.0)



uPVC double glazed window, central heating radiator, wardrobe

BEDROOM 3

9'10" x 6'10" (3.0 x 2.1)



uPVC double glazed window, central heating radiator, wardrobe



BATHROOM

6'10" x 7'2" (2.1 x 2.2)



White suite of panelled bath with wall-mounted electric shower, low WC, pedestal wash basin, heated towel rail, uPVC double glazed window

OUTSIDE



Lawned and stocked garden to the front, long driveway leading to the garage. South facing enclosed lawned and stocked garden with patio to the rear

DETACHED GARAGE

With up and over door to the front, glazing and access to the side

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C



HOW TO GET THERE

From Wigton Lane turn into Plantation Gardens and then Silverdale Avenue

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.

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