



14 Sandhill Mount, Alwoodley, Leeds, LS17 8EQ

Chain Free £595,000

NO CHAIN - Offering fine detached accommodation on one of Alwoodley's finest residential addresses - this is a five bedroom two bathroom detached family house. Fully double glazed and gas central heating system, EPC rating E. Accommodation includes reception porch, hallway, ground floor WC, lounge, dining room, office, breakfast kitchen with utility room. First floor landing, four double bedrooms including en-suite shower room and a single bedroom, white bathroom suite with bath-tub and shower cubicle. Double driveway for off street parking, lawned and stocked south facing gardens with patio to rear.

The property is well located near to the A61 Harrogate Road and offers convenient access to local schools including GSAL, travel links including the 36 bus route and local shops and quality restaurants.

GROUND FLOOR

Steps up to uPVC double glazed front door and side screen to:

ENTRANCE PORCH

Multi paned glazed door and side screen to:

HALLWAY



Double central heating radiator, delft rack, turned staircase leading up to first floor

HALLWAY



GROUND FLOOR WC

Low WC, vanity wash basin

LOUNGE

15'1" x 12'1" (4.6m x 3.7m)



Double central heating radiator, coving, inset lighting, gas 'living-flame' fire, wood strip floor, double glazed patio sliding doors to the rear. Double doors to the dining room

LOUNGE



DINING ROOM

14'9" x 12'5" (4.5m x 3.8m)



Double glazed bay window to the front, central heating radiator, coving



DINING ROOM



FITTED BREAKFAST KITCHEN



OFFICE

11'1" x 10'5" (3.4m x 3.2m)

uPVC double glazed bow window, central heating radiator

FITTED BREAKFAST KITCHEN

17'4" x 8'6" m (5.3m x 2.6 m)



Range of units with white doors and fronts and corresponding worktops, two stainless steel sinks, plumbed for two dishwashers, double central heating radiator, double glazed windows and uPVC double glazed rear door

FITTED BREAKFAST KITCHEN



UTILITY ROOM

10'2" x 6'6" (3.1m x 2.0m)

Gas fired central heating boiler, plumbed for washing machine

FIRST FLOOR

LANDING

Ceiling hatch access to loft with pull down ladder

BEDROOM 1

13'1" m x 11'5" (4.0 m x 3.5m)



Built in wardrobes and dressing table, double glazed bay window, central heating radiator



BEDROOM 2

12'1" x 10'9" (3.7m x 3.3m)



Built in wardrobes and dressing table, uPVC double glazed window, central heating radiator

BEDROOM 3

9'6"x 7'2" (2.9mx 2.2m)



Built in cupboard, double glazed window, central heating radiator

BEDROOM 4

10'5" x 9'10" (3.2m x 3.0m)



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

EN-SUITE SHOWER ROOM

White suite, walk in shower cubicle, vanity wash basin, low WC, wall tiled, central heating radiator, uPVC double glazed window

BEDROOM 5

10'2" m x 8'6" (3.1 m x 2.6m)



Built in wardrobes and dressing table, uPVC double glazed window, central heating radiator

BATHROOM



White suite, panelled bath with hand shower, walk in shower cubicle, low WC, pedestal washbasin, heated towel rail, inset lighting, uPVC double glazed window



OUTSIDE



Front wall, lawned and stocked front garden, double parking area, SOUTH FACING rear patio, lawned and stocked rear garden.

OUTSIDE



HOW TO GET THERE

Sandhill Mount is accessed directly off Harrogate Road

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.

TENURE

Freehold

COUNCIL TAX

Band E

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

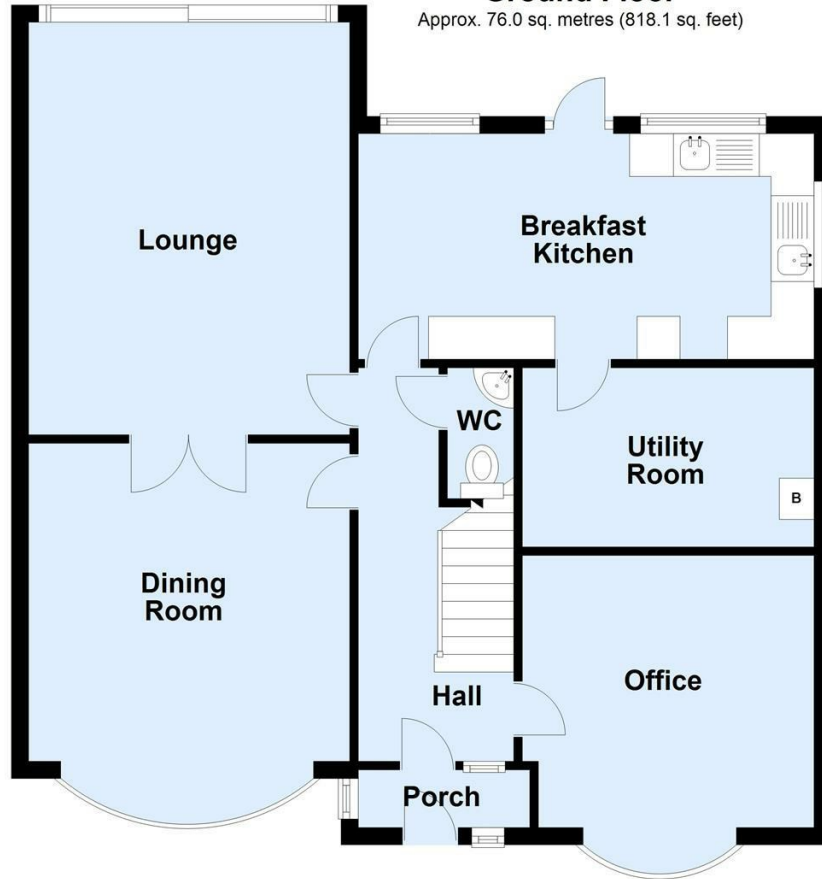
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	77
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 76.0 sq. metres (818.1 sq. feet)



First Floor

Approx. 69.2 sq. metres (744.5 sq. feet)

