



**28 Primley Park Road, Alwoodley, Leeds, LS17 7HS**

**£550,000**

Superbly located in one of North Leeds prime residential locations, this is a three (originally four) bedroom detached family house. Fully uPVC double glazed and newly installed (2024) energy-efficient hot-air heating system throughout, EPC rating D. Accommodation includes reception hall, lounge, dining room, extended breakfast kitchen, ground floor WC. First floor landing, two double sized bedrooms and a single third bedroom, white bathroom suite. Lawned and stocked enclosed gardens to the front and rear, long driveway to garage.

The property is well located within the highly regarded "Primley Parks" offering established family neighbourhood lifestyle and offers excellent access to local primary and secondary schools and the Grammar School at Leeds.

## GROUND FLOOR

uPVC double glazed door into

## RECEPTION HALL

Staircase leading up to the first floor, door into

## LOUNGE

19'8" x 12'9" (6.0 x 3.9)



uPVC double glazed bay window to the front, feature fireplace around gas heater, double doors opening into the dining room

## LOUNGE



## LOUNGE



## DINING ROOM

15'8" x 11'1" (4.8 x 3.4)



uPVC double glazed sliding patio doors leading out to the rear garden, uPVC double glazed window, cupboard housing gas-fired water heating boiler

## EXTENDED BREAKFAST KITCHEN

18'8" x 8'10" (5.7 x 2.7)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for washing machine and dishwasher, uPVC double glazed windows to the rear and the side

## REAR PORCH

uPVC double glazed door leading out to the side

## GROUND FLOOR WC

Low WC, pedestal wash basin, wall-mounted wash basin

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft, uPVC double glazed window



### BEDROOM 1

16'4" x 10'2" max (5.0 x 3.1 max)



This room was originally two bedrooms and has been converted to one. Two uPVC double glazed windows to the front, vanity wash basin, built in wardrobes

### BEDROOM 2

9'10" x 14'1" (3.0 x 4.3)



Built in wardrobes, uPVC double glazed window to the rear

### BEDROOM 3

9'10" x 6'6" (3.0 x 2.0)



uPVC double glazed window

### BATHROOM

5'6" x 6'6" (1.7 x 2.0)



Fully ceramic tiled walls, white suite of panelled bath with wall mounted electric shower, pedestal wash basin, low WC, heated towel rail, uPVC double glazed window, spacious linen cupboard

### OUTSIDE



Lawned and stocked garden with long driveway to the front, lawned and stocked enclosed rear garden with patio

### GARAGE

19'8" x 8'10" (6.0 x 2.7)

With up and over door. Gas-fired warm-air heating boiler that was installed in 2024



## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band E

## HOW TO GET THERE

From Harrogate Road turn down Primley Park Avenue and then right into Primley Park 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.

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>63</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

