



7 Grange Court, Alwoodley, Leeds, LS17 7TX

Offers In Excess Of £700,000

If you are looking for a superb house within the Allerton High School catchment, take a peek at this blinding four-bedroom, two-bathroom family house located in one of Alwoodley's secluded and hidden streets surrounded by woodland and golf course.

Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes hallway, ground floor WC, through lounge, newly fitted deluxe kitchen with utility room, dining room, superb spacious 38 sq m family room with projector media cinema system. First floor landing, master bedroom with en-suite shower room and dressing room. White house bathroom suite. Enclosed garden with astro-turf and decked stage. Shared driveway leading to off-street parking.

The property is located in this esteemed central Alwoodley development close to local golf courses and offers superb access to schools including GSAL and Allerton High, local amenities and swift pedestrian short-cuts to Eccup Reservoir walks.

GROUND FLOOR

uPVC double glazed door leading to

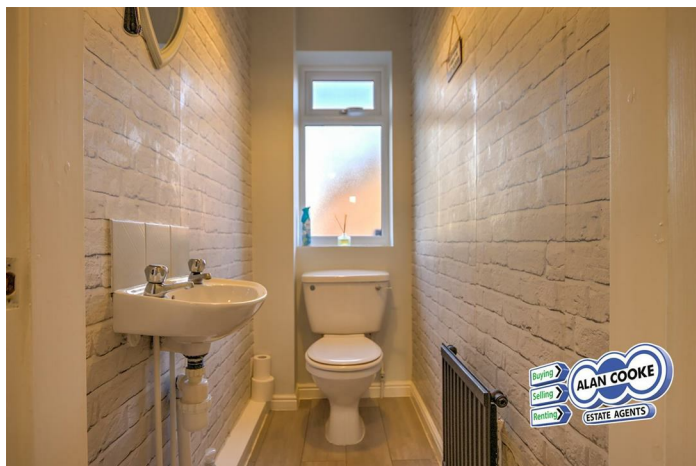
HALLWAY



Staircase leading up to the first floor, polished wood flooring, central heating radiator, under-stairs storage cupboard

GROUND FLOOR WC

6'2" x 2'11" (1.9 x 0.9)



Low WC, wall mounted wash basin, central heating radiator, uPVC double glazed window

THROUGH LOUNGE

19'4" x 11'9" (5.9 x 3.6)



uPVC double glazed window to the front and uPVC double glazed double doors opening to the rear decking, central heating radiator, feature fireplace around gas heater, coving

THROUGH LOUNGE



FITTED KITCHEN

17'0" x 10'5" max (5.2 x 3.2 max)



Recently installed quality kitchen units with shaker style doors and front with frosted glass fronted cabinets and timber work



surfaces and breakfast bar, ceramic splash back tiling. Ceramic butler sink, gas hob with extractor hood above, plumbed for washing machine, cabinet with built-in oven and microwave and recess for double width fridge. uPVC double glazed windows to the rear and side, column central heating radiator

FITTED KITCHEN



FITTED KITCHEN



UTILITY ROOM

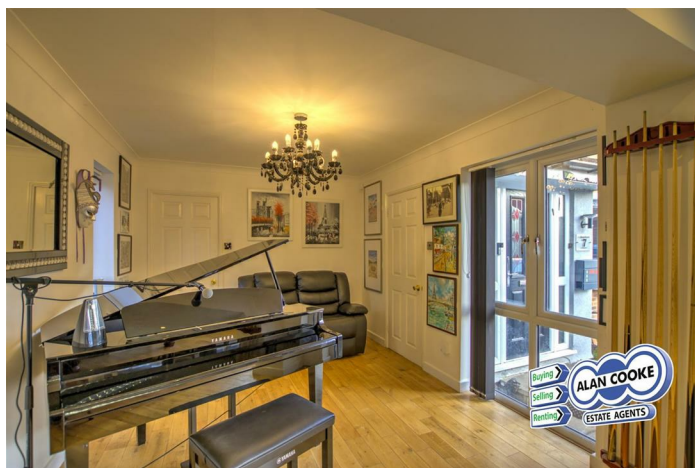
6'2" x 4'11" (1.9 x 1.5)



Range of fitted units, cupboard containing gas-fired central heating boiler, uPVC double glazed door leading out to the rear garden

DINING ROOM

12'1" x 9'10" (3.7 x 3.0)



Polished wood flooring, uPVC double glazed window to the front and side, central heating radiator. Opening into



SPACIOUS FAMILY ROOM

16'8" x 25'3" (5.1 x 7.7)



Stunning, versatile open room measuring over 38 sq m (417 sq ft). With two uPVC double glazed windows to the front and uPVC double glazed double doors opening to the side. The room benefits from a media cinema system including remote roller-screen and projector. Wood flooring, central heating radiator and inset lighting

SPACIOUS FAMILY ROOM



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BEDROOM



FIRST FLOOR

LANDING

Ceiling hatch access to the loft, airing cupboard containing hot water immersion cylinder

MASTER BEDROOM SUITE

Comprising

BEDROOM

12'5" x 10'5" (3.8 x 3.2)



uPVC double glazed window, central heating radiator, built in wardrobes with over-bed storage cupboards, wood flooring. Opening to the dressing room

DRESSING ROOM

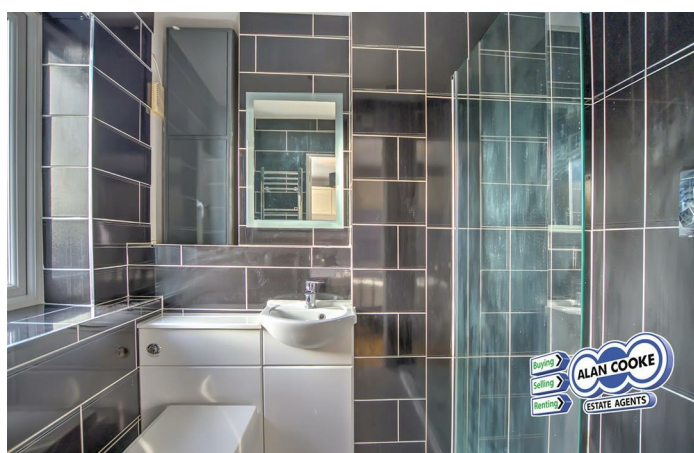
4'11" x 6'10" (1.5 x 2.1)



Generous range of built in wardrobes, uPVC double glazed window, central heating radiator, wood flooring

EN-SUITE SHOWER ROOM

7'2" x 5'2" (2.2 x 1.6)



Ceramic tiled floor and walls, walk-in shower cubicle, low WC, pedestal wash basin, heated towel rail, uPVC double glazed window



BEDROOM 2

12'5" x 10'9" (3.8 x 3.3)



uPVC double glazed window, central heating radiator

BEDROOM 3

9'10" x 7'10" (3.0 x 2.4)



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

BEDROOM 4

8'10" x 6'2" (2.7 x 1.9)



Central heating radiator, uPVC double glazed window

HOUSE BATHROOM

6'6" x 6'2" (2.0 x 1.9)



Ceramic tiled walls and floor, white suite of panelled bath with wall shower, low WC, vanity wash basin, heated towel rail, uPVC double glazed window

OUTSIDE



The property is accessed via a shared driveway with the neighbouring house. There is additional parking for two vehicles with the benefit of an EV charging point. To the rear is a raised decked stage leading to an enclosed garden laid with artificial grass. Garden shed. Secure gate leading to neighbouring woodland



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band F

HOW TO GET THERE

From Harrogate Road turn down Primley Park View. At the bottom turn right onto Primley Park Road which leads to Grange Court. Continue along Grange Court until a junction with a wooded copse, then turn right and right again where the property is located

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

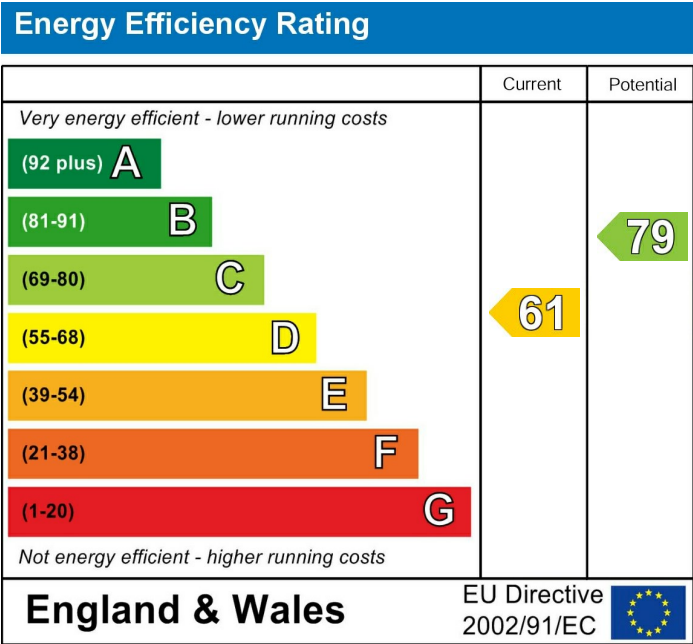
All measurements quoted are approximate.

FLOORPLAN

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

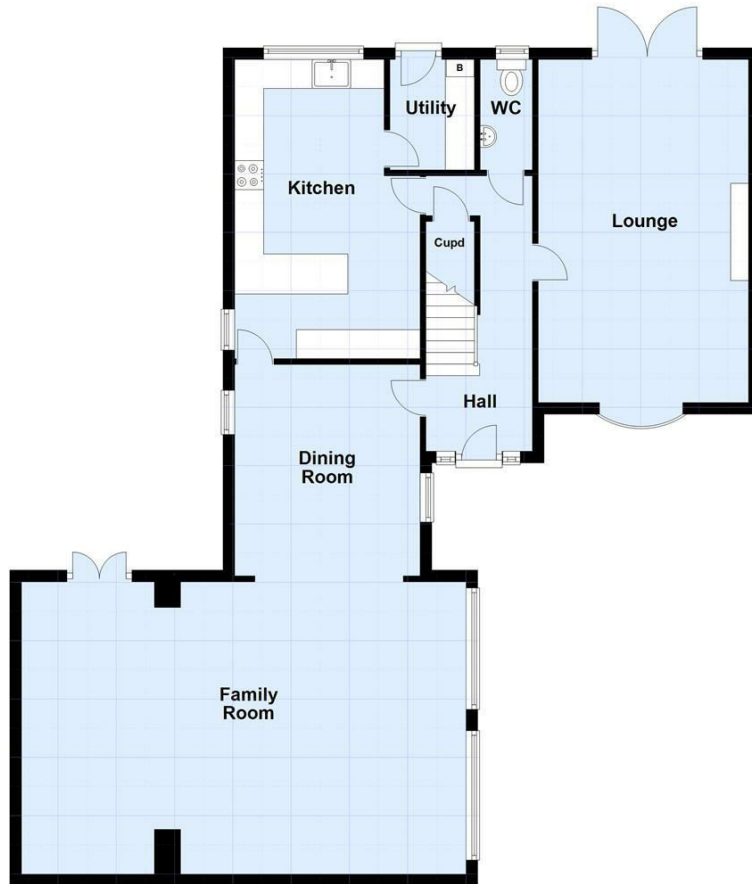
PC - 06/03/2025 - 10/04/2025

Alan Cooke Estate Agents Ltd
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Ground Floor

Approx. 103.3 sq. metres (1111.9 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.2 sq. feet)

