



12 Carlton Garth, Alwoodley, Leeds, LS17 8TH

£430,000

Superb extended four bedroom semi-detached house located in a pleasant cul-de-sac a stones-throw away from Wigton Lane is available to purchase. Fully uPVC double glazed, gas combi central heating system, EPC rating C.

Accommodation includes reception hall, lounge, open plan dining kitchen with fully fitted kitchen, ground floor WC, integral garage, spacious conservatory. First floor landing, master bedroom with en-suite bathroom, two further double sized bedrooms and a single fourth bedroom. White house bathroom suite. Lawned and stocked gardens, garage and driveway for off-street parking.

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 into

RECEPTION HALL



Staircase leading up to the first floor

LOUNGE

12'9" x 10'2" (3.9 x 3.1)



uPVC double glazed window to the front, feature fireplace around living-flame gas fire, central heating radiator. Opening to the

OPEN PLAN KITCHEN & DINING AREA

Comprising

DINING AREA

10'9" x 16'8" (3.3 x 5.1)



Ceramic tiled floor, breakfast bar, uPVC double glazed double doors opening into the conservatory

KITCHEN

7'2" x 7'10" (2.2 x 2.4)



Range of fitted units with corresponding work tops, integrated dishwasher, stainless steel sink with mixer tap and drainer, double oven, gas hob with extractor hood above, ceramic tiled floor, uPVC double glazed window and door leading out to the rear

GROUND FLOOR WC

2'7" x 4'7" (0.8 x 1.4)

Low WC, wall-mounted wash basin

GARAGE

11'1" x 7'10" (3.4 x 2.4)



CONSERVATORY

10'2" x 9'10" (3.1 x 3.0)



uPVC double glazed windows and double doors leading out to the rear garden, wood strip flooring, central heating radiator

EN-SUITE BATHROOM

7'2" x 7'6" (2.2 x 2.3)



White suite of panelled bath with wall shower, low WC, vanity wash basin, ceramic tiled floor, uPVC double glazed window

FIRST FLOOR

LANDING

Ceiling hatch access to the loft

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

14'9" x 7'6" (4.5 x 2.3)



uPVC double glazed window to the front, central heating radiator

BEDROOM 2

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



uPVC double glazed window to the front, central heating radiator

BEDROOM 3

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



uPVC double glazed window to the rear, central heating radiator



BEDROOM 4

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



uPVC double glazed window to the front, central heating radiator

BATHROOM

7'2" x 6'2" (2.2 x 1.9)



White suite of panelled bath with wall shower, low WC, vanity wash basin, ceramic tiled floor, uPVC double glazed window

OUTSIDE



Double width driveway for off-street parking to the front, lawned and stocked enclosed rear garden with patio

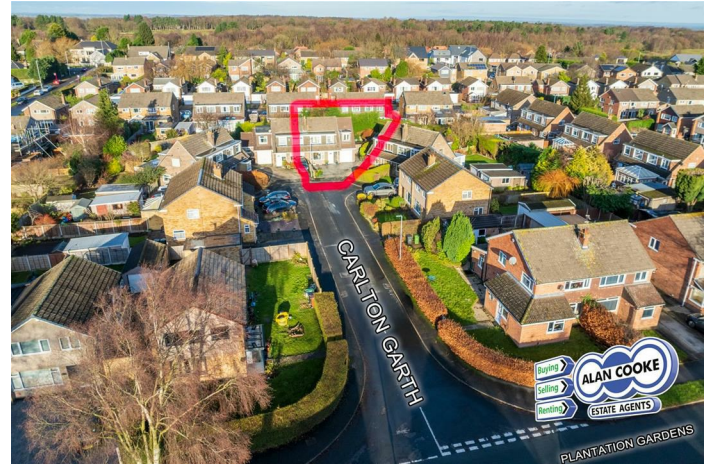
TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE



Approached from Harrogate Road, turn at Alwoodley Gates onto Wigton Lane and after about a mile turn right into Plantation Gardens. Continue around the left hand bend where Carlton Garth is on the left

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

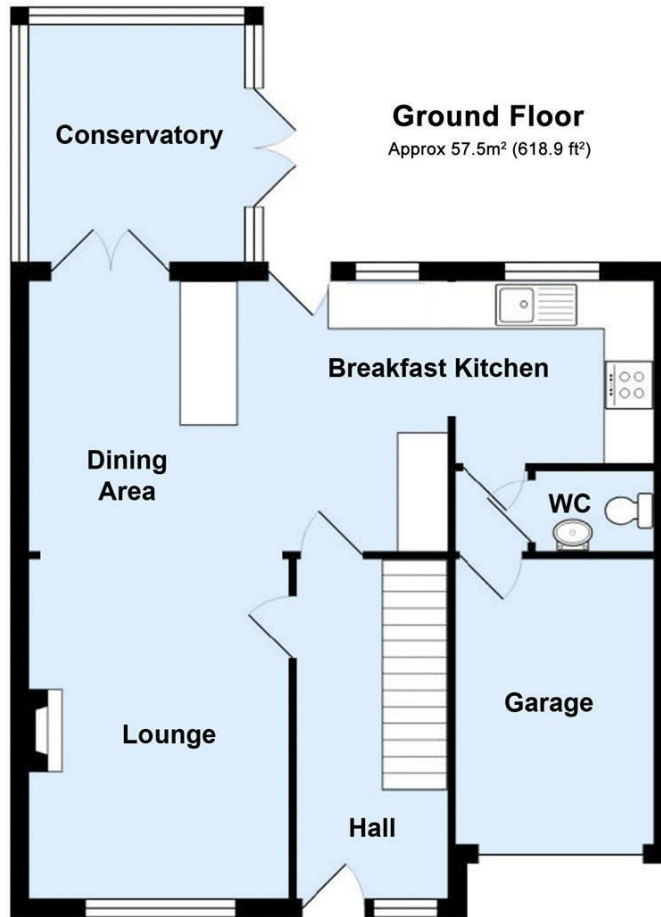
Incorporated in England 6539351



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





First Floor
Approx 53.0m² (570.9 ft²)

