

19 Tynwald Hill, Alwoodley, Leeds, LS17 5ND

Chain Free £190,000

NO CHAIN - A well located two bedroom semi-detached property needing some modernisation. Fully double glazed, gas combi central heating system, EPC rating D.

Accommodation includes reception porch, hallway, kitchen, through lounge, side porch with store room. First floor landing with linen cupboard, two double-sized bedrooms, shower room. Outside features include driveway, lawned side garden and lawned rear garden.

The property is well located adjacent to Sainsbury's supermarket and the Leeds Ring Road.

GROUND FLOOR

uPVC double glazed door into

ENTRANCE PORCH

With double glazing to three sides, secure door into

HALLWAY

5'6" x 10'5" (1.7 x 3.2)

Turned staircase leading up to the first floor. Door into

KITCHEN

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



Requiring modernisation. Pantry, utility cupboard, uPVC double glazed window to the rear, secure glazed door to the side porch

THROUGH LOUNGE

18'8" x 10'5" (5.7 x 3.2)



uPVC double glazed windows to the front and rear, two central heating radiators

SIDE PORCH

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

Double glazed sliding door leading out to the side

STORE ROOM

6'6" x 2'11" (2.0 x 0.9)

FIRST FLOOR

LANDING

uPVC double glazed window to the side, linen cupboard, ceiling hatch access to the loft

BEDROOM 1

9'6" x 15'5" max (2.9 x 4.7 max)



uPVC double glazed window to the front, central heating radiator

BEDROOM 2

8'10" x 6'6" (2.7 x 2.0)



uPVC double glazed window to the rear, central heating radiator, built in wardrobes with gas fired combi water and central heating boiler



SHOWER ROOM

5'2" x 8'2" (1.6 x 2.5)



Fully ceramic wall tiled wet-room with wall mounted electric shower and shower curtain, low WC, pedestal wash basin, uPVC double glazed windows to the side and rear, central heating radiator

STORE ROOM

3'11" x 5'10" (1.2 x 1.8)

With partial floor space due to stair bulkhead, uPVC double glazed window to the front

OUTSIDE



Lawned corner and front garden which leads to the enclosed rear garden, driveway for off-street parking

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band A



HOW TO GET THERE

Tynwald Hill is accessed via Blackmoor Road directly from the Leeds Ring Road by the Moor Allerton Shopping Centre

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

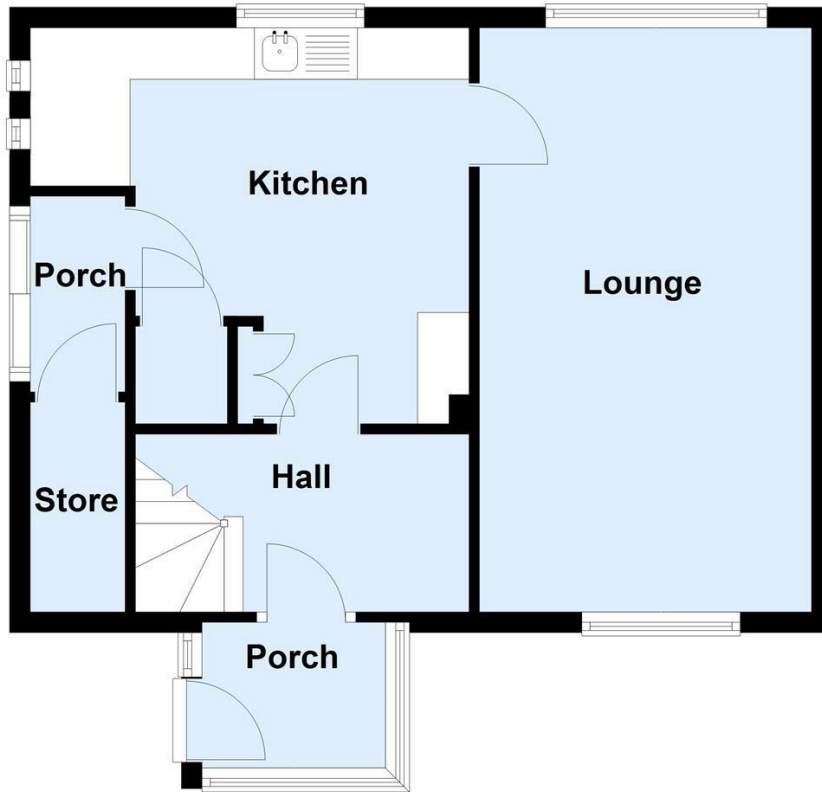
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 45.7 sq. metres (491.9 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)

