



32 Park Lane Mews, Roundhay Park Lane, Alwoodley, Leeds, LS17 8SN

Chain Free £639,000

NO CHAIN - Offering superb family accommodation conveniently located by the Slaid Hill junction to Moortown, Shadwell and Wike Villages, this is a well presented four bedroom, three bathroom detached house with garage and garden. The property uniquely benefits from a ground floor annexe extension ideal for ground floor, mobility-challenged accommodation or may be adapted for temporary rental income. Fully uPVC double glazing and gas central heating system, EPC rating C.

Accommodation includes entrance hall, ground floor WC, lounge, dining room, modern fitted kitchen, side annexe with bedroom and shower room. First floor landing, master bedroom with en-suite shower room, two additional double bedrooms, house shower room. Versatile carport leading to garage, lawned and stocked gardens, private driveway and shared visitor parking bay.

The property is well located adjacent to Slaid Hill 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

Secure door with uPVC double glazed side panel into

HALLWAY



Turned staircase leading up to the first floor, cloak cupboard, central heating radiator

HALLWAY



GROUND FLOOR WC

Low WC, wall mounted wash basin

LOUNGE

11'9" x 17'0" into bay (3.6 x 5.2 into bay)



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

LOUNGE



DINING ROOM

15'5" max x 9'10" (4.7 max x 3.0)



Extended dining room with uPVC double glazed sliding doors opening out to the rear garden, central heating radiator. Door to the side annexe



DINING ROOM



BEDROOM 4



uPVC double glazed window and door leading out to the rear, central heating radiator, partition wall with door leading into the shower room

KITCHEN

12'5" x 8'2" (3.8 x 2.5)



BEDROOM 4



Well presented modern range of fitted units with corresponding work tops and under-unit lighting, ceramic splash back tiling, stainless steel sink with mixer tap and drainer, integrated washing machine, integrated fridge freezer, four-ring gas hob with extractor above, built in electric oven. Cupboard housing gas-fired central heating boiler. uPVC double glazed window overlooking the garden, door to the carport

BEDROOM 4



SIDE ANNEXE

28'2" x 8'2" (8.6 x 2.5)

Comprising bedroom 4 and shower room this is a versatile side extension ideal for ground floor mobility-assisted accommodation. Can be modified for temporary accommodation income



GROUND FLOOR SHOWER ROOM



Wet room with low WC, pedestal wash basin and wall mounted electric shower with shower curtain, ceramic tiled walls, uPVC double glazed window

CARPORT

18'8" x 9'10" (5.7 x 3.0)

Versatile area for storage or can be adapted for additional accommodation. Secure double doors to the front and rear

FIRST FLOOR

LANDING

Central heating radiator

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

14'5" x 11'9" (4.4 x 3.6)



uPVC double glazed window to the front, central heating radiator, airing cupboard housing water immersion cylinder

EN-SUITE SHOWER ROOM

5'10" x 6'6" (1.8 x 2.0)



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

BEDROOM 2

18'4" x 8'10" (5.6 x 2.7)



uPVC double glazed window, central heating radiator

BEDROOM 3

12'1" x 10'2" (3.7 x 3.1)



uPVC double glazed window, central heating radiator



SHOWER ROOM

7'10" x 6'10" (2.4 x 2.1)



Wet room with low WC and bidet, pedestal wash basin and wall mounted electric shower and shower curtain, ceramic tiled walls, uPVC double glazed window

OUTSIDE



Lawned garden and private driveway to the front for off-street parking leading to the carport. Shared parking bays for visitor parking. Enclosed lawned and stocked garden

GARAGE

17'0" x 8'2" (5.2 x 2.5)

Spacious garage with up and over accessible through the carport, uPVC double glazed window

OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band E

HOW TO GET THERE

From Shadwell Lane at Slaid Hill turn onto Roundhay Park Lane where Park Lane Mews is on the right hand side

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

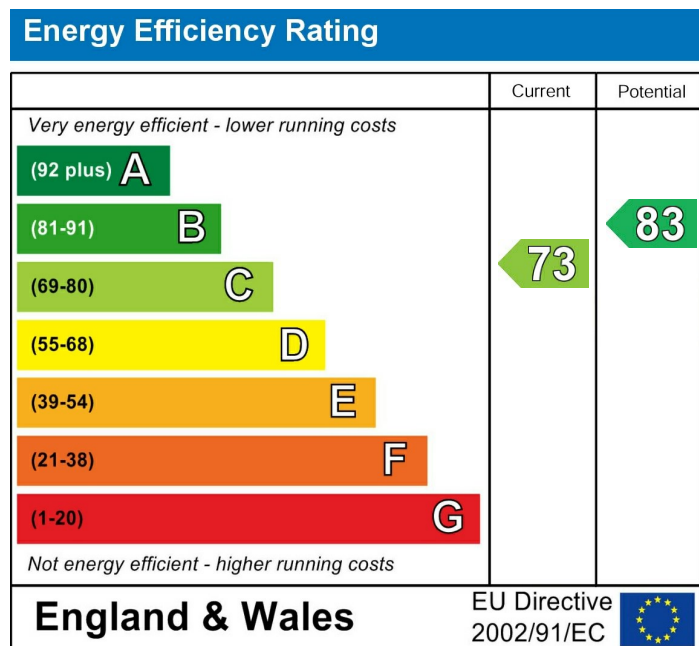
All measurements quoted are approximate.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

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Ground Floor
Approx. 105.0 sq. metres (1130.2 sq. feet)



First Floor
Approx. 61.0 sq. metres (656.3 sq. feet)

