



17 Elmhurst Gardens, Alwoodley, Leeds, LS17 8BG

Chain Free £270,000

NO CHAIN - Offering spacious affordable LS17, three bedroom accommodation. This is a well presented end townhouse located in a family friendly area off Shadwell Lane. Ideally located for highly regarded local primary and grammar schools. Fully uPVC double glazed and gas central heating system, EPC rating C. Accommodation includes entrance porch with storage, breakfast kitchen with fitted appliances, hallway, lounge, rear porch, first floor landing, three bedrooms, bathroom with wall mounted electric shower, separate WC. Front aspect leading to a shared courtyard, rear enclosed lawned and stocked garden. Shared communal parking.

GROUND FLOOR

uPVC double glazed door with side panel into

ENTRANCE PORCH

Utility cupboard, uPVC double glazed window to the side

STORE ROOM

Spacious store room

HALLWAY

Turned staircase leading up to the first floor, two storage cupboards, uPVC double glazed window to the side, central heating radiator

BREAKFAST KITCHEN

16'6" x 9'7" max (5.05 x 2.93 max)



Range of fitted units with corresponding work tops, ceramic splash back tiling, stainless steel sink with mixer tap and drainer, integrated washing machine and dishwasher, built in oven, gas hob with extractor above, uPVC double glazed window, central heating radiator, gas-fired combi water and central heating boiler

BREAKFAST KITCHEN



BREAKFAST KITCHEN



LOUNGE

9'10" x 15'8" (3.0 x 4.8)



uPVC double glazed window, central heating radiator. Door to

REAR PORCH

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

uPVC double glazed windows to three sides

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, two storage cupboards



BEDROOM 1

14'5" x 8'10" (4.4 x 2.7)



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

BEDROOM 2

11'9" x 6'6" (3.6 x 2.0)



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

BEDROOM 3

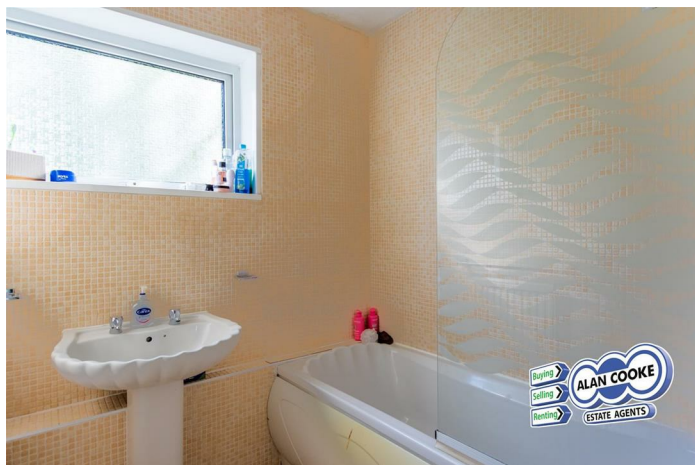
9'2" x 7'2" (2.8 x 2.2)



uPVC double glazed window, central heating radiator

BATHROOM

5'10" x 5'6" (1.8 x 1.7)



White suite of panelled bath with wall mounted electric shower and shower screen, pedestal wash basin, central heating radiator, uPVC double glazed window, ceramic mosaic tiled walls

SEPARATE WC

2'7" x 5'6" (0.8 x 1.7)

Low WC, uPVC double glazed window

OUTSIDE



Shared parking and courtyard to the front. Lawned and stocked enclosed garden to the rear



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band A

HOW TO GET THERE

From Shadwell Lane turn onto Elmhurst Close and then onto Elmhurst Gardens

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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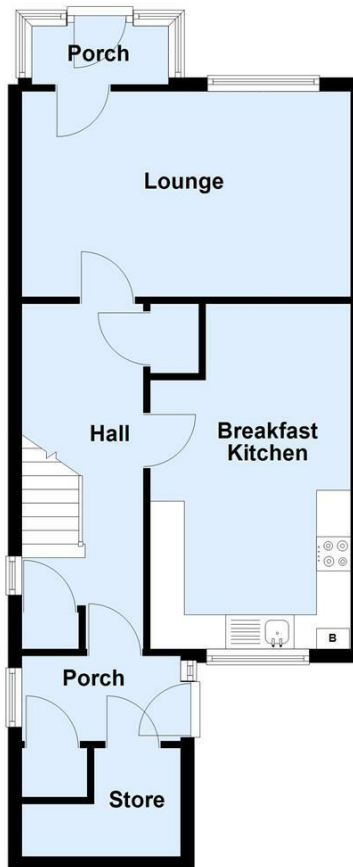
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)

