



6 Primley Gardens, Alwoodley, Leeds, LS17 7HT

Chain Free £450,000

NO CHAIN - Superb family-sized accommodation in a peaceful cul-de-sac location close to North Leeds' highly-regarded schools for all ages. With south facing gardens and detached garage, this is a three bedroom semi-detached house available for purchase. Fully uPVC double glazed and gas central heating system.

Accommodation includes entrance porch, hallway, ground floor WC, lounge, dining room, fitted kitchen. First floor landing, two double bedrooms with built in wardrobes and a single-sized third bedroom, modern white bathroom suite with bath tub and shower cubicle. Lawned and stocked gardens to front and rear, with driveway to detached garage.

The property is well located within the popular Primleys offering established family neighbourhood lifestyle and offers convenient access to local primary and secondary schools and the Grammar School at Leeds.

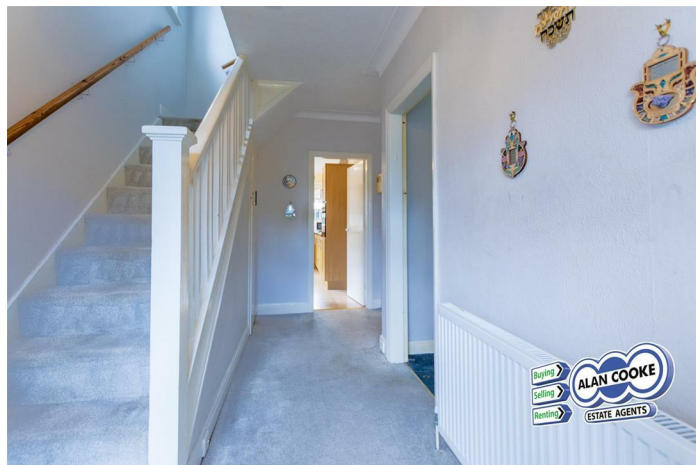
GROUND FLOOR

uPVC double glazed door leading into the

PORCH

Glazed door with coloured glazed side panels into the

HALLWAY



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

GROUND FLOOR WC

5'2" x 2'3" (1.6 x 0.7)

Low WC, wall mounted wash basin, gas-fired combi water and central heating boiler

LOUNGE

14'5" into bay x 12'5" (4.4 into bay x 3.8)



uPVC double glazed bay window to the front, feature fireplace with stone surround around electric heater, central heating radiator. Glazed folding doors into the

DINING ROOM

13'9" x 11'1" (4.2 x 3.4)



Double glazed sliding patio doors to the rear, central heating radiator, feature fireplace around electric heater

KITCHEN

14'5" x 7'10" (4.4 x 2.4)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, ceramic splash back tiling, plumbed for washing machine, built in oven, gas hob with extractor above, central heating radiator, ceramic tiled floor, uPVC double glazed windows to the side and rear, uPVC double glazed door to the side

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, uPVC double glazed window



BEDROOM 1

13'1" x 12'1" (4.0 x 3.7)



Built in wardrobes, uPVC double glazed bay window to the front, central heating radiator

BEDROOM 2

11'5" x 13'9" (3.5 x 4.2)



Built in wardrobes, pedestal wash basin, uPVC double glazed bay window to the rear, central heating radiator

BEDROOM 3

8'2" x 6'10" (2.5 x 2.1)



uPVC double glazed window, central heating radiator

BATHROOM

7'10" x 4'7" plus 4'11" x 4'3" (2.4 x 1.4 plus 1.5 x 1.3)



Well presented white suite of panelled bath and walk-in shower cubicle, low WC, pedestal wash basin, heated towel rail, two uPVC double glazed windows

OUTSIDE



Driveway leading to the garage, lawned and stocked garden to the front. Enclosed south facing lawned and stocked garden to the rear

DETACHED GARAGE



With up and over door to the front and recently replaced uPVC double glazed window



OUTSIDE



OUTSIDE



COUNCIL TAX

Band D

HOW TO GET THERE

Approached from Harrogate Road, turn into Primley Park Avenue. Turn left at the end onto Primley Park Road and then left again into Primley 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

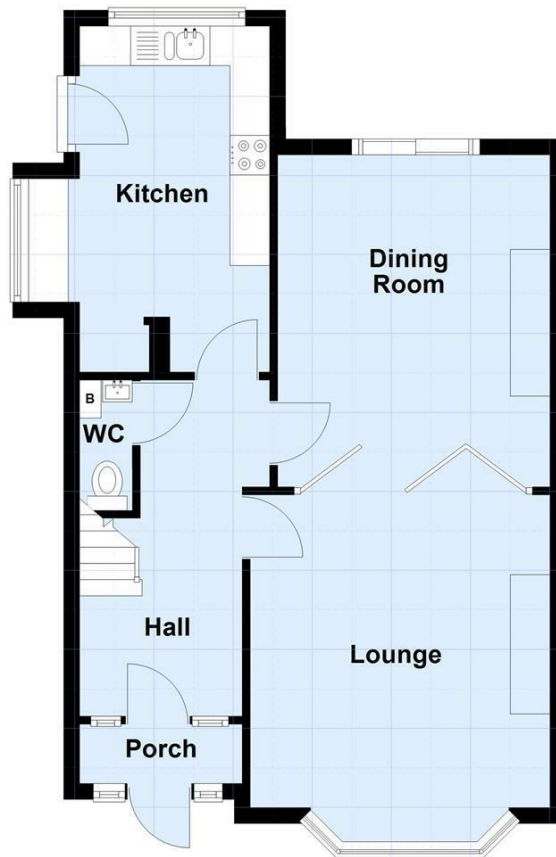
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 54.6 sq. metres (588.0 sq. feet)



First Floor

Approx. 48.2 sq. metres (519.2 sq. feet)

