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## 26 Primley Park Mount, Alwoodley, Leeds, LS17 7JS

**Chain Free £670,000**

Superbly located on one of Alwoodley's prime addresses, this is a unique four bedroom detached family house offering single level accommodation on an elevated ground floor level with additional accommodation and integral garage on the lower ground floor. The property benefits from being fully double glazed, has a gas-fuelled heated ventilation system and solar panels to the roof. Requires some updating. EPC rating D.

Accommodation includes entrance porch, hallway, lounge, dining room, spacious kitchen, three double-sized bedrooms with built in wardrobes including a master bedroom with en-suite WC. House and guest bathrooms. The lower ground level offers an additional bedroom solution with study and integral garage. The large loft space offers further potential for conversion, subject to any necessary planning permissions. Outside are lawned gardens with rear courtyard currently fitted for wheelchair access to the ground floor.

The ideal family home in close proximity to GSAL and "outstanding" Ofsted rated secondary schools.



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## GROUND FLOOR

Steps from street level leading to the ground floor, uPVC double glazed door into

## PORCH

14'1" x 5'6" (4.3m x 1.7m)

uPVC double glazed window to the front and side and glazed door and panelling into the lounge. uPVC double glazed door into the

## ENTRANCE LOBBY

Secure door into

## RECEPTION HALL



## FINE LOUNGE

16'8" x 15'5" (5.1m x 4.7m)



uPVC double glazed window to the front, glazed folding doors leading into the

## DINING ROOM

13'9" x 12'1" (4.2m x 3.7m)



uPVC double glazed window to the side

## DINING ROOM



## DINING ROOM



## BREAKFAST KITCHEN

12'1" x 17'4" (3.7m x 5.3m)



Range of fitted units with corresponding work tops, breakfast bar, plumbed for washing machine and dishwasher, stainless steel sink with mixer tap and drainer, built in oven, 4-ring gas hob, uPVC double glazed windows to the side and rear

## BREAKFAST KITCHEN



## BREAKFAST KITCHEN



## INNER HALL

Glazed ceiling hatch access to the loft allowing natural lighting from roof glazing.

## GUEST WASH ROOM/SHOWER ROOM

4'11" x 6'10" (1.5m x 2.1m)

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

## BEDROOM 1

13'1" max x 16'0" (4.0m max x 4.9m)



uPVC double glazed window to the front, built in wardrobes

## EN-SUITE WC

4'11" x 4'3" max (1.5m x 1.3m max)

Low WC, pedestal wash basin, wall mounted wash basin

## BEDROOM 2

10'2" x 11'9" plus 9'2" x 8'6" (3.1m x 3.6m plus 2.8m x 2.6m)



Extended bedroom featuring a conservatory area with uPVC double glazed windows to two sides and double doors opening to the rear, built in wardrobes

## BEDROOM 2



## BEDROOM 3

10'9" x 11'1" (3.3m x 3.4m)



Built in wardrobes, uPVC double glazed window

## BATHROOM

11'1" x 6'10" (3.4m x 2.1m)



Part ceramic tiled walls, wet-room with wall shower, low WC, pedestal wash basin, two uPVC double glazed windows, heated towel rail

## LOWER GROUND FLOOR

### BEDROOM 4

16'8" x 10'5" (5.1m x 3.2m)



uPVC double glazed window and secure door leading out to the side

### WC

5'2" x 2'11" (1.6m x 0.9m)

Low WC, uPVC double glazed window

### STUDY

11'9" x 11'9" (3.6m x 3.6m)



### INNER LOBBY

### GARAGE

6'6" x 14'9" (2.0m x 4.5m)

With up and over door to the front, gas water heating boiler



## OUTSIDE



Wide driveway offering off-street parking leading to a double-width integral garage. Steps lead up to a lawned and well-stocked garden at the front. A side driveway directs to the rear of the property, featuring a stone-enclosed courtyard. An outhouse adjacent to the kitchen contains a gas-fired warm-air heating boiler

## OUTSIDE



## OUTSIDE



## OUTSIDE



## OUTSIDE

## OUTSIDE



## AGENTS NOTE

The vendors have informed of renovations to the property. These include:

- Full internal electrical re-wiring in 2024
- New conservatory roof in 2024 with 9 years remaining on the guarantee
- Decorated and carpeted in 2024

## TENURE

Freehold

## COUNCIL TAX

Band G

## HOW TO GET THERE

Approached from Harrogate Road, turn down Primley Park View and then left into Primley Park Mount

## 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.

PC - 25/10/2025

**Alan Cooke Estate Agents Ltd**

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