



## 9a The Lane, Alwoodley, Leeds, LS17 7BR

**£700,000**

A superbly located family home, within one of north Leeds most prestigious residential locations, this is a well-proportioned unique detached dormer bungalow. Fully uPVC double glazed and modern central heating system.

Thoughtfully, recently renovated for modern living throughout, the property benefits from stunning open plan ground floor kitchen, dining room and lounge, utility/laundry and a versatile long south facing sitting room. Four double bedrooms each accessing en-suite facilities including a ground floor master bedroom suite, reception porch and guest WC.

9a The Lane is accessed via a long private driveway off The Lane and has a detached garage with power supply, well maintained lawned gardens including an elevated patio for outdoor enjoyment.

Located in central Alwoodley with golf courses nearby, the property also offers superb access to schools including GSAL and Allerton High School, local amenities and cafes, plus swift pedestrian routes to countryside walks.



## GROUND FLOOR

Stylish composite door leading into

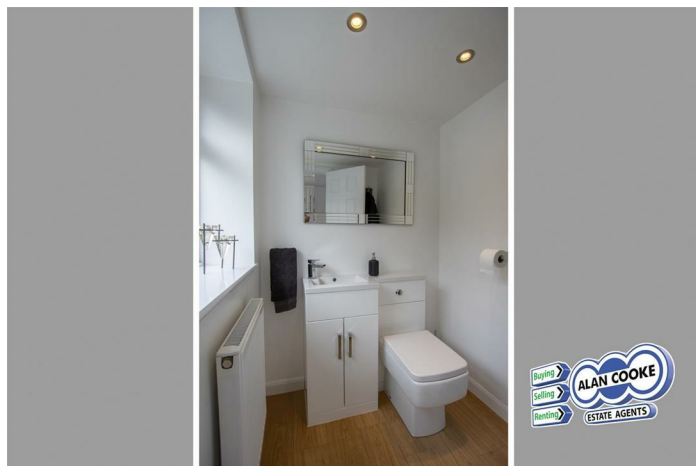
### RECEPTION PORCH

5'6" x 5'2" (1.7m x 1.6m)

uPVC double glazed window to the side, LVT flooring

### GUEST WC / CLOAKROOM

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



uPVC double glazed window, low WC, vanity wash basin, central heating radiator

### HALLWAY

Spacious storage cupboard. Door to turned staircase leading up to the first floor

### UTILITY ROOM

8'6" x 7'10" (2.6m x 2.4m)



Range of fitted units with corresponding work tops, storage cupboards, cupboard housing gas-fired central heating boiler, high pressure water heating cylinder, plumbed for washing machine, uPVC double glazed window, part ceramic tiled walls, central heating radiator

### SUPERB OPEN PLAN LIVING AREA

Comprising

## FULLY FITTED DELUXE KITCHEN

14'5" x 8'2" (4.4m x 2.5m)



Superb range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, twin ovens, 5-ring gas hob, integrated dishwasher, inset ceiling lighting, uPVC double glazed window

## FULLY FITTED DELUXE KITCHEN



## FULLY FITTED DELUXE KITCHEN



### DINING AREA

9'2" x 9'10" (2.8m x 3.0m)

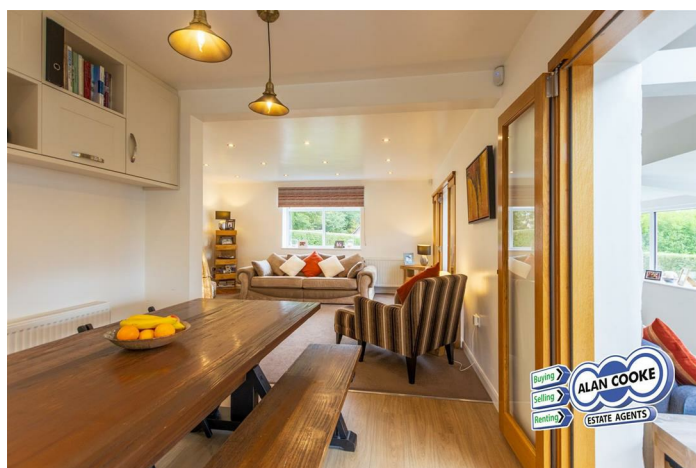


Glazed bi-folding doors leading to the sitting room, LVT flooring, central heating radiator, inset ceiling lighting

### DINING AREA



### DINING AREA



### LOUNGE

15'5" x 12'1" (4.7m x 3.7m)



uPVC double glazed window, two central heating radiators, glazed bi-folding doors leading to the sitting room, inset ceiling lighting, LVT flooring

### LOUNGE



### SOUTH FACING SITTING ROOM

30'10" x 6'10" (9.4m x 2.1m)



Unique and versatile south facing reception room with uPVC double glazed windows extending along the front aspect and flanked by access doors to either side, central heating radiator, two Velux windows





## GROUND FLOOR MASTER BEDROOM SUITE

Comprising

### BEDROOM 1

11'9" x 11'5" (3.6m x 3.5m)



uPVC double glazed window, central heating radiator, built in wardrobes with sliding mirror doors. Door to

### SPACIOUS EN-SUITE BATHROOM

9'6" x 8'6" (2.9m x 2.6m)



White suite of panelled bath, walk-in shower cubicle, low WC, vanity wash basin, uPVC double glazed window, central heating radiator, fully tiled walls, LVT flooring, inset ceiling lighting

## FIRST FLOOR

### LANDING

uPVC double glazed south facing window, access to eaves storage

### BEDROOM 2

13'5" x 8'10" (4.1m x 2.7m)



uPVC double glazed windows to the front and side, central heating radiator. Door to

### EN-SUITE SHOWER ROOM

8'10" x 7'2" (2.7m x 2.2m)



Walk-in shower cubicle, low WC, vanity wash basin, central heating radiator, fully tiled walls, Velux window



### BEDROOM 3

13'9" x 8'2" + 4'3" x 7'2" including wardrobe (4.2m x 2.5m + 1.3m x 2.2m including wardrobe)



uPVC double glazed windows to the front and side, built in wardrobe with sliding mirror doors, central heating radiator, ceiling hatch access to the loft. Door to Jack & Jill shower room

### JACK & JILL SHOWER ROOM

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



Providing access from bedrooms 3 & 4. Walk-in shower cubicle, low WC, vanity wash basin, central heating radiator, fully tiled walls, Velux window

### BEDROOM 4

12'1" x 10'5" (3.7m x 3.2m)



Currently used as an office.

Built in wardrobe with sliding mirror doors, Velux window, central heating radiator, eaves storage. Door to Jack & Jill shower room

### OUTSIDE



Long private driveway approach from The Lane. Off-street parking for several vehicles. Lawned, level gardens to three sides with sunny elevated stone patio

### OUTSIDE





## OUTSIDE



## OUTSIDE



## OUTSIDE



## DETACHED GARAGE

With remote controlled door and power supply within

## TENURE

Freehold

## COUNCIL TAX

Band F



## HOW TO GET THERE

The Lane runs between King Lane and The Avenue; 9a is approached by it's own private driveway

## 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

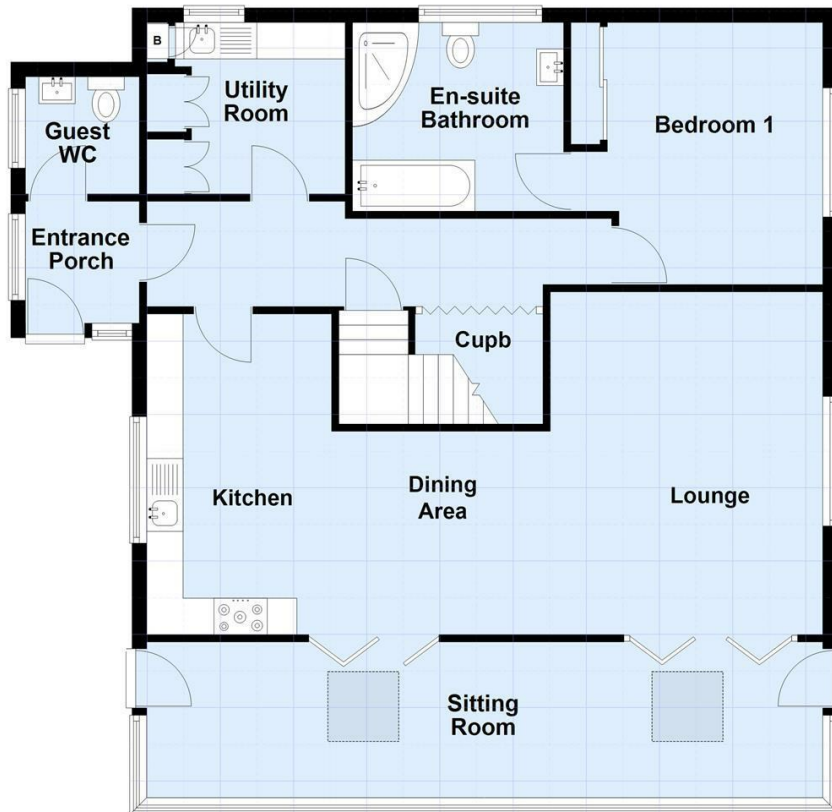
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## Energy Efficiency Rating

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

### Ground Floor

Approx. 104.9 sq. metres (1129.2 sq. feet)



### First Floor

Approx. 59.3 sq. metres (638.4 sq. feet)

