



**4 Grange Court, Alwoodley, Leeds, LS17 7TX**

**Chain Free £650,000**

**NO CHAIN - A TRUE FIND!!!** Set within the heart of Alwoodley, a near-sective and delightful close around a central wooded copse, surrounded by adjoining fields and a golf course, this is a move-in-ready four-bedroom detached family house with an open-plan kitchen, dining, and rear garden. Fully UPVC double-glazed and gas central heating. Accommodation includes a reception hall with guest WC, a superb, spacious, and modern open-plan dining kitchen with double doors opening onto the rear patio, a fine, spacious lounge, a utility room, and a ground-floor study. First floor landing, master bedroom with built-in wardrobes and ensuite shower room, three additional double-sized bedrooms, white house bathroom suite, boarded loft with step ladder, well-maintained west-facing lawned and stocked garden, driveway for two cars. The property is located in this prestigious development close to local golf courses and offers superb access to schools, including GSAL and Allerton High School, local amenities, and swift pedestrian shortcuts to Eccup Reservoir walks.

## GROUND FLOOR

Covered porchway with a step to uPVC double-glazed secure door with a double-glazed side panel into:

## HALLWAY



Turned staircase leading up to the first floor, central heating radiator, and inset ceiling lighting

## GROUND FLOOR WC

6'6" x 3'7" (2.0m x 1.1m)



Low wc, pedestal washbasin, uPVC double-glazed window, central heating radiator, part ceramic tiled walls

## LOUNGE

19'8" into bay x 12'1" (6.0m into bay x 3.7m)



uPVC double-glazed bay window overlooking woodland copse, 2 x central heating radiators, inset ceiling lighting, double doors opening into dining room.

## LOUNGE



## OPEN PLAN KITCHEN/DINING ROOM

23'11" x 18'0" (7.3m x 5.5m)

Comprising



## FITTED KITCHEN



Superb modern fitted kitchen of fitted units and central island with stylish granite worksurfaces throughout. Integrated appliances include double sink with Quooker tap, two ovens, fridge/freezer microwave, electric hob with extractor hood above. Plumbed for dishwasher, uPVC double glazed window, PANTRY, central heating radiator.

## FITTED KITCHEN



## DINING ROOM



Central heating radiator, uPVC double glazed double doors opening onto rear patio and garden

## DINING ROOM



## DINING ROOM



## DINING ROOM



## DINING ROOM



## STUDY

18'4" x 8'6" (5.6m x 2.6m)



## UTILITY ROOM

11'9" x 5'6" (3.6m x 1.7m)



Range of fitted units with corresponding worktops with stainless steel sink with mixer tap and drainer, plumbed for washing machine, plumbed for dishwasher, central heating radiator, uPVC double-glazed door and window leading out to the rear.

Spacious and versatile reception room (previously the garage) with uPVC double-glazed window. Cupboard containing gas fire central heating boiler.

## FIRST FLOOR

### LANDING

Ceiling hatch access to spacious and boarded second-floor loft with pull-down step ladder. Linen cupboard containing immersion boiler.

### BEDROOM 1

10'5" x 13'1" max (3.2m x 4.0m max)



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



### ENSUITE SHOWER ROOM

7'2" x 4'11" (2.2m x 1.5m)



Walk-in shower cubicle with rainfall drip shower head, low wc, vanity washbasin, uPVC double glazed window, heated towel rail

### BEDROOM 2

9'2" x 12'5" max (2.8m x 3.8m max)



uPVC double glazed bay window to front overlooking the wooded copse, built in wardrobes, central heating radiator

### BEDROOM 3

10'5" x 8'10" (3.2m x 2.7m)



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

### BEDROOM 4

8'2" x 10'2" max (2.5m x 3.1m max)



uPVC double-glazed window to front, central heating radiator

### BATHROOM

5'10" x 7'2" (1.8m x 2.2m)



Beautiful modern bathroom of bath tub, low wc, vanity washbasin, uPVC double glazed window, heated towel rail



## OUTSIDE



To the front: a wide driveway for two vehicles with a small lawned garden.  
To rear: West-facing aspect - Well-maintained, enclosed, lawned garden with fenced and stocked border, patio.

## OUTSIDE



## OUTSIDE



## OUTSIDE



## OUTSIDE



## COUNCIL TAX

Band F

## TENURE

Freehold

## HOW TO GET THERE

From Harrogate Road turn down Primley Park View. At the bottom, turn right onto Primley Park Road, which leads to Grange Court. Continue along Grange Court where the property is located on the right.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## FLOORPLAN

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

## 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.

### 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.

### 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.

### Alan Cooke Estate Agents Ltd

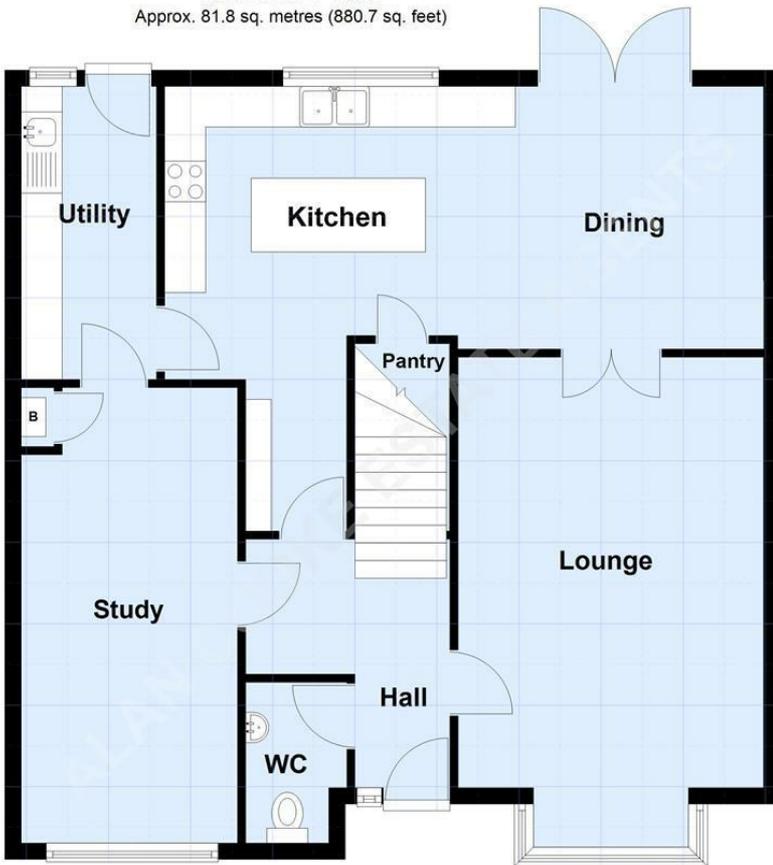
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



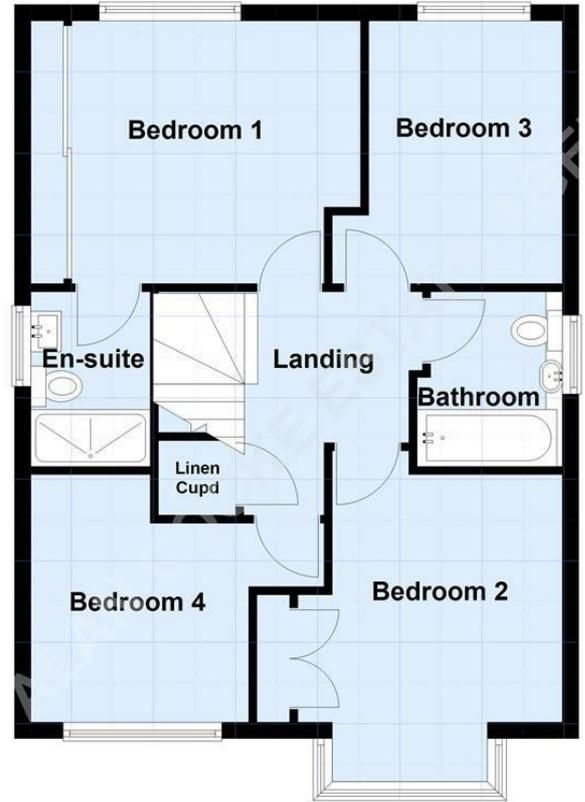
**Ground Floor**

Approx. 81.8 sq. metres (880.7 sq. feet)



**First Floor**

Approx. 57.2 sq. metres (616.1 sq. feet)



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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