



68 Primley Park Lane, Leeds, LS17 7LW

Chain Free £310,000

NO CHAIN - Move in ready - A well presented three bedroom chalet-style, semi detached house. Located in the heart of Alwoodley in this family friendly neighbourhood. Fully UPVC double glazed and gas central heating. Accommodation includes entrance hall, ground floor bathroom, through lounge, fitted kitchen with appliances. First floor landing, three balanced-sized bedrooms. Lawned gardens to front and to rear, driveway to detached garage.

The property is conveniently located close to local shops & amenities and also close to primary, secondary schools & the Grammar School at Leeds.

GROUND FLOOR

Secure door with uPVC double glazed side panel into:

HALL

Staircase leading up to first floor, under-stairs storage cupboard, central heating radiator.

BATHROOM

6'2" x 5'6" (1.9m x 1.7m)



White suite of panel bath with wall mounted electric shower, low wc, pedestal washbasin, ceramic tiled walls, uPVC double glazed window

THROUGH LOUNGE

21'11" x 10'2" max (6.7m x 3.1m max)



uPVC double glazed windows to front and rear with rear door leading out to the garden, feature fireplace, 2 x central heating radiators.

LOUNGE



LOUNGE



FITTED KITCHEN

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



Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor above, plumbed for washing machine, integrated tall fridge/freezer. Gas-fired 'combi' central and water heating boiler, uPVC double glazed window and door leading out to the garden.

FIRST FLOOR



LANDING

LANDING

BEDROOM 1

9'10" x 12'1" (3.0m x 3.7m)



Built in wardrobes, uPVC double glazed window, central heating radiator, spacious cupboard.

BEDROOM 2

11'9" x 7'10" (3.6m x 2.4m)



uPVC double glazed window, wardrobe, central heating radiator.

BEDROOM 3

8'10" x 6'6" (2.7m x 2.0m)



uPVC double glazed window, wardrobe, central heating radiator.

OUTSIDE



Low wall with lawned garden to front. Driveway to garage. Enclosed lawned garden to rear.

OUTSIDE



DETACHED GARAGE



TENURE

Freehold

COUNCIL TAX

Band C

EPC

Rating D

DIRECTIONS

Primley Park Lane is located directly off Harrogate Road

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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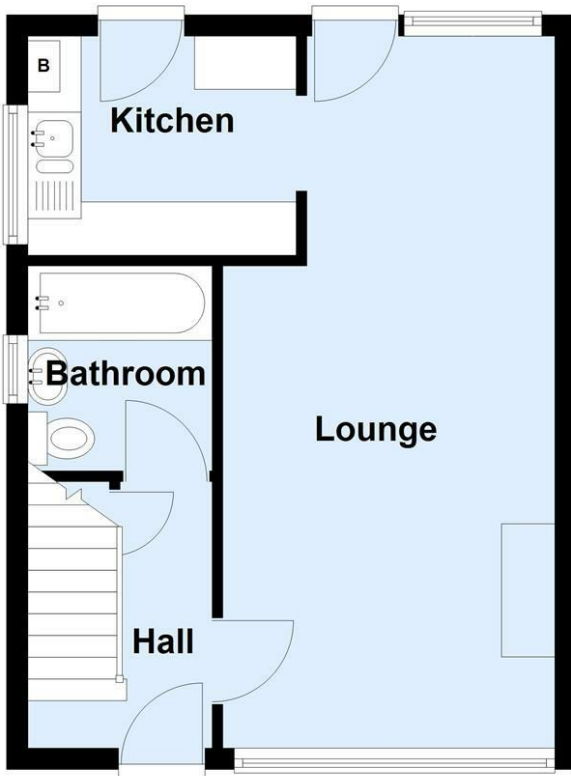
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 33.1 sq. metres (355.8 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)

