



**2 Hillingdon Way, Alwoodley, Leeds, LS17 7QX**

**Chain Free £450,000**

NO CHAIN. Located in the heart of Alwoodley, offering convenient access to popular schools, and amenities, a well positioned extended three bedroom semi detached family house.

The property is located on a corner plot, offering convenient front and side gardens with restrictive sized enclosed rear courtyard. EPC rating: D.

Accommodation includes entrance porch, hallway, guest shower room and WC, lounge, dining room, sitting room, extended kitchen, first floor landing. Two double bedrooms with built in wardrobes and third single bedroom. Modern bathroom with bathtub and shower cubicle. Lawned and stocked garden, driveway and detached garage.

The property is situated within a well-established family friendly residential community and is highly regarded for its local amenities and access to popular schools, shops, restaurants and supermarkets.

## GROUND FLOOR

uPVC double glazed door leading into:

### ENTRANCE PORCH

uPVC double glazed windows to 2 sides, glazed door with side panel leading into:

### HALLWAY

Turned staircase leading up to first floor, central heating radiator

### GUEST SHOWER ROOM & WC

Low WC, walk-in shower cubicle, central heating radiator, vanity washbasin, uPVC double glazed window, storage cupboards, gas-fired 'combi' central and water heating boiler.

### LOUNGE

15'5" x 11'9" (4.7m x 3.6m)



uPVC double glazed curved bay window to front, coving, feature fireplace with solid timber mantel around cast-iron solid fuel stove, central heating radiator, opening to:

### LOUNGE



### SUPER OPEN PLAN BREAKFAST KITCHEN

Comprising

## BREAKFAST ROOM

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



Wood panelled floor, coving, timber and glazed sliding doors to dining room.

## BREAKFAST ROOM



## FITTED KITCHEN

18'0" x 6'10" (5.5m x 2.1m)



Superb modern fitted kitchen featuring range of fitted units with corresponding worktops. Central island (not fixed). Inset 1.5 bowl sink with mixer tap and drainer, plumbed for washing



machine, built in oven, induction hob with extractor hood above, integrated dishwasher, uPVC double glazed window, glazed door leading to side porch, store cupboard, central heating radiator.

### DINING ROOM

10'2" x 9'10" (3.1m x 3.0m)



uPVC double glazed door with double glazed side panels, central heating radiator

### SIDE PORCH

uPVC double glazed windows to two sides with door leading out to driveway

### FIRST FLOOR

### LANDING

Ceiling hatch access to loft with stair access to part boarded loft, uPVC double glazed window to side

### BEDROOM 1

15'5" x 10'2" (4.7m x 3.1m)



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

### BEDROOM 2

12'1" x 10'2" (3.7m x 3.1m)



uPVC double glazed window, central heating radiator

### BEDROOM 3

9'10" x 7'2" (3.0m x 2.2m)



uPVC double glazed window, central heating radiator

### BATHROOM

8'2" x 7'2" (2.5m x 2.2m)



Modern and presentable bathroom suite featuring freestanding bath with hidden lighting, walk-in shower cubicle,



vanity washbasin, low wc, pedestal washbasin, part ceramic tiled walls, uPVC double glazed window to rear, heated towel rail, ceramic tiled floor with under-floor heating.

## OUTSIDE



Low wall bordering lawned and stocked gardens to front and to side, driveway to detached garage. paved enclosed courtyard to rear

## OUTSIDE



## DETACHED GARAGE



With up and over door

## COUNCIL TAX BAND

D

## EPC

Rating D

## TENURE

Freehold

## DIRECTIONS

Accessed from King Lane onto The Avenue, or from Alwoodley Lane turn onto The Avenue. The Avenue, turn onto Meadow Way where Hillingdon Way is on the left.

## 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

Incorporated in England 6539351



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**GROUND FLOOR**

Approx 65.1 m<sup>2</sup> (700.3 ft<sup>2</sup>)



**FIRST FLOOR**

Approx 41.1 m<sup>2</sup> (442.4 ft<sup>2</sup>)

