



125 Birchwood Hill, Leeds, LS17 8NT

Chain Free £290,000

SOLD subject to contract - BY ALAN COOKE ESTATE AGENTS

GROUND FLOOR

Steps from street level up to uPVC double glazed door into

HALLWAY

Central heating radiator, wood effect laminate flooring, staircase to the first floor

KITCHEN

9'10" m x 8'10" (3.0 m x 2.7m)



Modern presentable range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, electric hob with extractor above, integrated fridge, integrated freezer, uPVC double glazed window to the side and rear with double glazed door access to the rear garden

KITCHEN



LOUNGE

12'1" x 10'9" (3.7m x 3.3m)



Feature fireplace around electric heater, central heating radiator, double glazed double doors with side panels leading into the

GARDEN SITTING ROOM

10'9" x 6'6" (3.3m x 2.0m)



Extended reception room featuring uPVC double glazed window overlooking the garden with uPVC double glazed side panel and door leading out to the rear



BEDROOM 2

8'2" x 10'9" (2.5m x 3.3m)



uPVC double glazed window to the front, central heating radiator, store cupboard

STUDY

7'10" x 6'6" (2.4m x 2.0m)



uPVC double glazed window to the front, central heating radiator

SHOWER ROOM

5'10" x 4'11" (1.8m x 1.5m)

Modern suite of walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls and floor, uPVC double glazed window, heated towel rail

FIRST FLOOR

BOILER CUPBOARD

Gas-fired combi water and central heating boiler

BEDROOM 1

8'6" x 15'1" (2.6m x 4.6m)



With restricted head height, central heating radiator, uPVC double glazed window to the rear

EN-SUITE BATHROOM

11'1" max x 5'6" (3.4m max x 1.7m)



With restricted head height. Panelled bath with hand shower, low WC, pedestal wash basin, Velux window

OUTSIDE



Low wall to the front, driveway for off-street parking for one



vehicle, stocked front garden. Steps and iron gate leading to the rear. Enclosed lawned and stocked rear garden with west facing aspect and patio

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band B

HOW TO GET THERE

Birchwood Hill is accessible from either Shadwell Lane or the Ring Road

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

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

