



56 Primley Park View, Leeds, LS17 7JZ

£530,000

Featuring a stunning 36sqm open-plan modern dining kitchen with bifold doors opening to the side garden, complemented by a generous and luxurious master bedroom suite, this beautifully extended four-bedroom, two-bathroom family semi-detached home is situated in the highly desirable heart of Alwoodley within a family-friendly neighbourhood. Fully upgraded with triple-glazed UPVC windows and efficient gas central heating, this property offers exceptional comfort and style.

Additional accommodation includes entrance porch, hall, ground floor WC, Lounge, living room, utility room, store room. First floor landing with three further bedrooms, bathroom with separate WC. Outside are lawned and stocked gardens to front, side and rear, with front driveway.

The property enjoys an excellent location within the prestigious 'Primley Parks' community, offering a charming family-friendly neighbourhood and easy access to top-rated local primary and secondary schools, including Allerton High School and The Grammar School at Leeds.

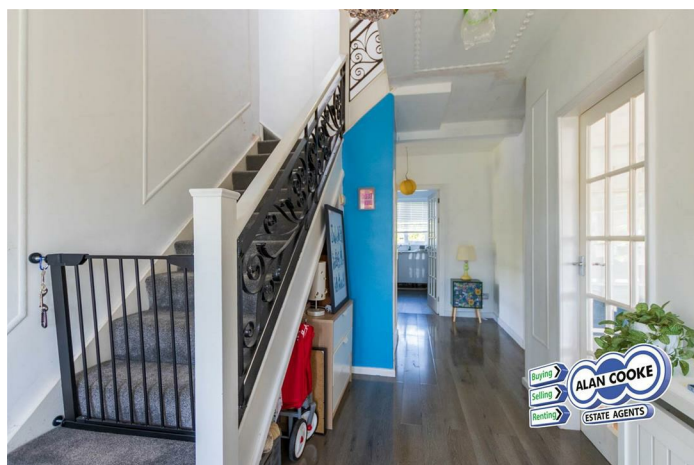
GROUND FLOOR

uPVC double glazed secure door with glazed side panels leading into:

PORCH

Glazed door with side panels into:

HALL



Turned staircase leading up to first floor, 2 x central heating radiators

GROUND FLOOR WC

3'11" x 2'11" (1.2m x 0.9m)

Low wc, pedestal washbasin, wall mounted washbasin, part ceramic tiled walls

LOUNGE

13'5" x 13'9" (4.1m x 4.2m)



uPVC triple glazed bay window to front, feature fireplace with gas stove, central heating radiator. Glazed folding doors into:

LIVING ROOM

14'5" x 12'9" (4.4m x 3.9m)



uPVC triple glazed window to rear, central heating radiator

UTILITY ROOM

10'2" x 8'10" (3.1m x 2.7m)

Range of fitted units with corresponding worktops, uPVC triple glazed window, plumbed for washing machine, gas-fired 'combi' central and water heating boiler, heated towel rail.

OPEN PLAN DINING KITCHEN

28'2" max x 15'1" (8.6m max x 4.6m)



Stunning 36sqm open plan room with bifolding doors opening onto to garden. Range of fitted units with corresponding worktops, inset double sink, idk, integrated fridge and freezer, generous range of storage. Central kitchen island. central heating radiator, uPVC triple glazed windows to front and to rear



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



OPEN PLAN DINING KITCHEN



STORE ROOM

6'10" x 7'2" (2.1m x 2.2m)
Velux window, roller door leading out to drive.

FIRST FLOOR

LANDING

Ceiling hatch access to loft

MASTER BEDROOM SUITE



OPEN PLAN DINING KITCHEN



Comprising



BEDROOM 1

17'0" x 15'1" (5.2m x 4.6m)



Spacious bedroom with high ceilings, uPVC triple-glazed window to front and to side plus velux window.

BEDROOM 2

13'5" x 12'9" (4.1m x 3.9m)



uPVC triple glazed bay window to front, central heating radiator

DRESSING ROOM

10'9" x 7'6" (3.3m x 2.3m)



uPVC triple glazed window to rear

BEDROOM 3

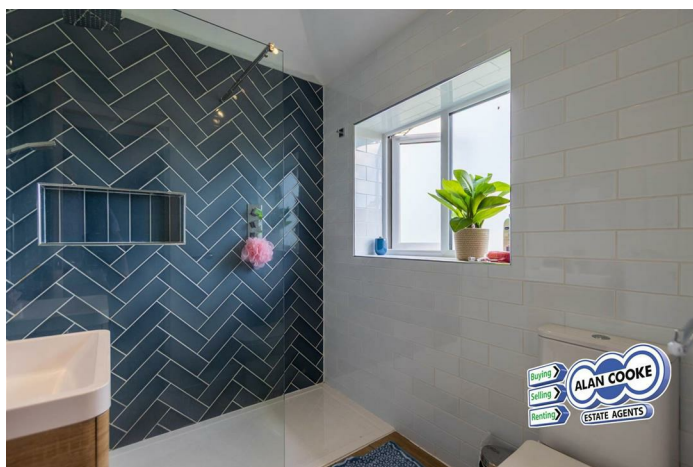
14'5" x 12'9" (4.4m x 3.9m)



uPVC triple glazed window, central heating radiator

ENSUITE SHOWER ROOM

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



Walk-in shower cubicle, low wc, pedestal washbasin, pedestal washbasin, ceramic tiled walls, uPVC triple glazed window

BEDROOM 4

10'2" x 9'2" (3.1m x 2.8m)

uPVC triple glazed window, central heating radiator, store cupboard



BATHROOM

7'6" x 8'10" (2.3m x 2.7m)



White suite of panel bath, walk-in shower cubicle, vanity washbasin, part ceramic tiled walls, uPVC triple glazed window

SEPARATE WC

5'6" x 2'11" (1.7m x 0.9m)

Low WC, central heating radiator

OUTSIDE



To front: Driveway for off street parking, lawned garden.
To side: lawned and stocked garden with stepped stage
To rear: Lawned enclosure

OUTSIDE



OUTSIDE



COUNCIL TAX

Band D

TENURE

FREEHOLD

DIRECTIONS

Primley Park View is accessed directly from 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.

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.

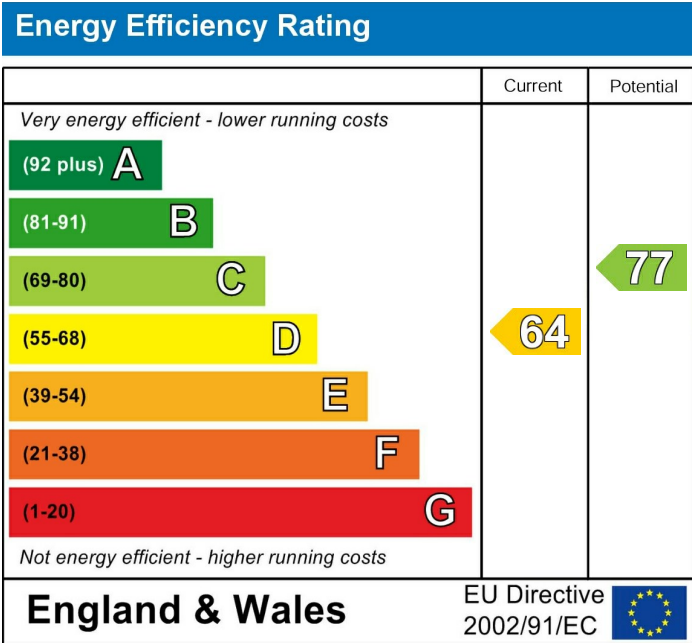


VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

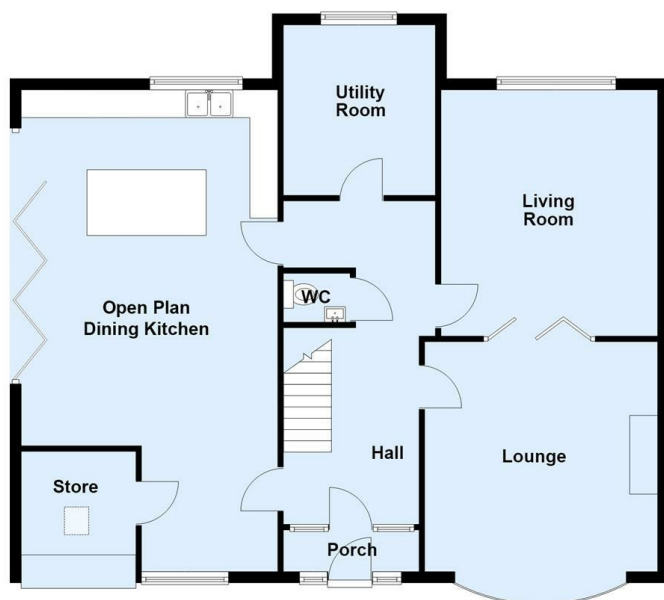
Alan Cooke Estate Agents Ltd

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Ground Floor

Approx. 102.2 sq. metres (1099.9 sq. feet)



First Floor

Approx. 92.5 sq. metres (996.1 sq. feet)

