



33 Primley Park Grove, Alwoodley, Leeds, LS17 7LL

Chain Free £220,000

SOLD - OFF MARKET

NO CHAIN - REQUIRING RENOVATION. Superb location set in the Primley Parks - This is a three bedroom semi detached house with a lovely west facing garden and garage, requiring a high degree of renovation . The property benefits from UPVC double glazed windows, however there is no central heating or radiators installed.

Accommodation includes ground floor hallway and bathroom, through lounge, kitchen and conservatory. Three good sized first floor bedrooms. Driveway to detached garage. Lawned and stocked gardens to front and to rear.

The property is well located in the highly regarded 'Primleys' - offering convenient access to rated schools, including The Grammar School at Leeds, and local shops and amenities.

GROUND FLOOR

HALL

8'6" x 5'6" (2.6m x 1.7m)

LOUNGE

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



BATHROOM

5'10" x 5'6" (1.8m x 1.7m)



CONSERVATORY

6'6" x 13'9" (2.0m x 4.2m)



LOUNGE

KITCHEN

8'6" x 6'10" (2.6m x 2.1m)



FIRST FLOOR

LANDING

BEDROOM 1

16'0" x 9'10" (4.9m x 3.0m)



BEDROOM 1



OUTSIDE



BEDROOM 2

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



OUTSIDE



BEDROOM 3

8'10" x 7'10" (2.7m x 2.4m)



GARAGE

19'8" x 10'2" (6.0m x 3.1m)



With an up and over door

EPC

Rating TBC

COUNCIL TAX

Band C



DIRECTIONS

From Harrogate Road, turn onto Primley Park Avenue or Primley Park View where Primley Park Grove is accessed from.

TENURE

Freehold

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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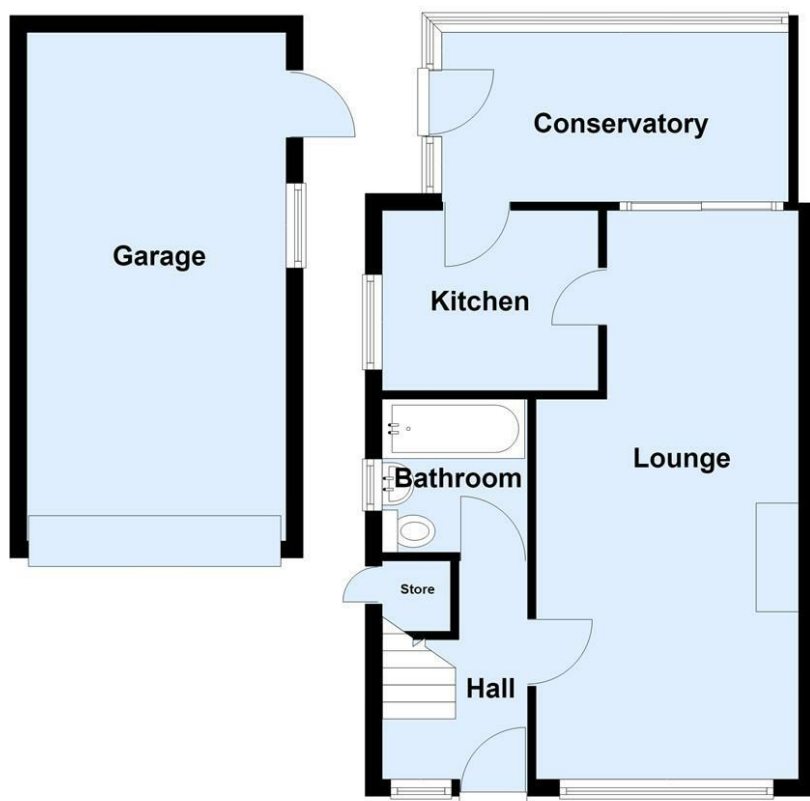
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.5 sq. feet)

