



14 St. Andrews Croft, Leeds, LS17 7TP

£500,000

Offering superb family residential lifestyle in a quiet cul-de-sac in central Alwoodley adjacent to Heath Nursery Woods. A well presented four bedroom detached house is available for purchase. Fully uPVC double glazed and gas central heating system, EPC rating - TBC.

Accommodation includes reception hallway with ground floor WC, lounge, dining room, fitted breakfast kitchen. First floor landing, four good-sized bedrooms, house bathroom. Long driveway for several vehicles leading to detached garage. Pleasant lawned and stocked gardens overlooking Heath Nursery Woods.

The property is well located within a well established family neighbourhood and offers convenient access to local primary, secondary schools and the Grammar School at Leeds.

GROUND FLOOR

Side access from driveway to:

PORCH

uPVC double glazed door leading to:

HALLWAY

Turned staircase leading up to first floor, central heating radiator, spacious under-stairs storage cupboard

GROUND FLOOR WC



Low WC, vanity wash basin, uPVC double glazed window, part ceramic tiled walls, central heating radiator

LOUNGE

11'9" x 19'0" (3.6m x 5.8m)



Two uPVC double glazed windows to the front, two double central heating radiators, wall mounted decorative electric heater

LOUNGE



KITCHEN

10'5" x 9'10" (3.2m x 3.0m)



Range of fitted units with corresponding work tops, plumbing for washing machine, integrated dishwasher inset 1.5 bowl sink with mixer tap and drainer, built in double oven with ceramic electric hob, ceramic splash back tiling, central heating radiator, uPVC double glazed window overlooking the garden, uPVC double glazed door



DINING ROOM

13'1" x 9'2" (4.0m x 2.8m)



uPVC double glazed window overlooking the garden, central heating radiator

FIRST FLOOR

LANDING

central heating radiator, airing cupboard containing gas-fired 'combi' central and water heating boiler, ceiling hatch access to boarded loft

BEDROOM 1

12'5" x 12'1" (3.8m x 3.7m)



uPVC double glazed window, central heating radiator, built in wardrobes, vanity washbasin

BEDROOM 2

11'9" x 9'6" (3.6m x 2.9m)



uPVC double glazed window, central heating radiator

BEDROOM 3

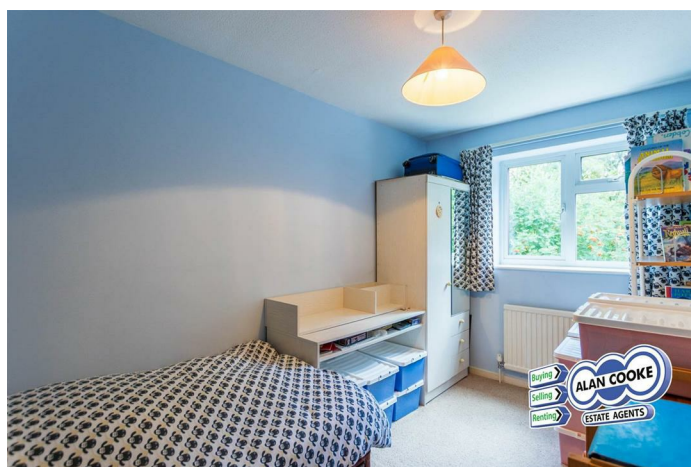
12'1" x 9'6" (3.7m x 2.9m)



uPVC double glazed window, central heating radiator

BEDROOM 4

13'5" x 6'10" (4.1m x 2.1m)



uPVC double glazed window, central heating radiator



BATHROOM



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

OUTSIDE



To front: Lawned garden, driveway to side leading to garage
To rear: lawned and stocked private garden overlooking Primley Woods

GARAGE

Detached garage with up and over door, with access to water and electricity, glazed window

TENURE

Freehold

COUNCIL TAX

Band E

DIRECTIONS

Approached from Harrogate Road, turn into Nursery Lane turn right into Wentworth Avenue and then right again into St Andrews Croft

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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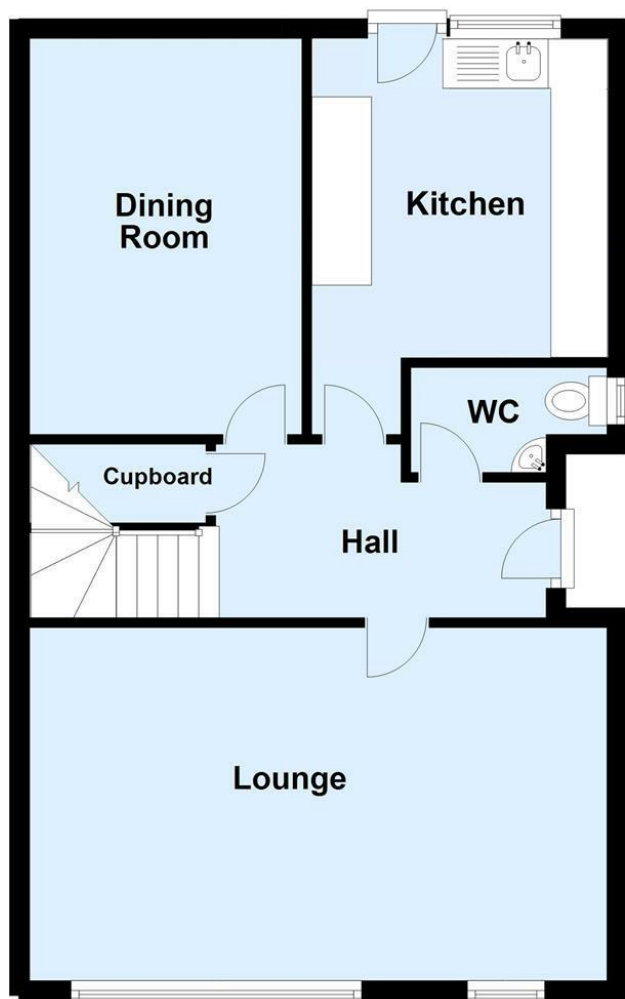
Energy Efficiency Rating

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



Ground Floor

Approx. 56.9 sq. metres (612.1 sq. feet)



First Floor

Approx. 56.9 sq. metres (612.1 sq. feet)

