

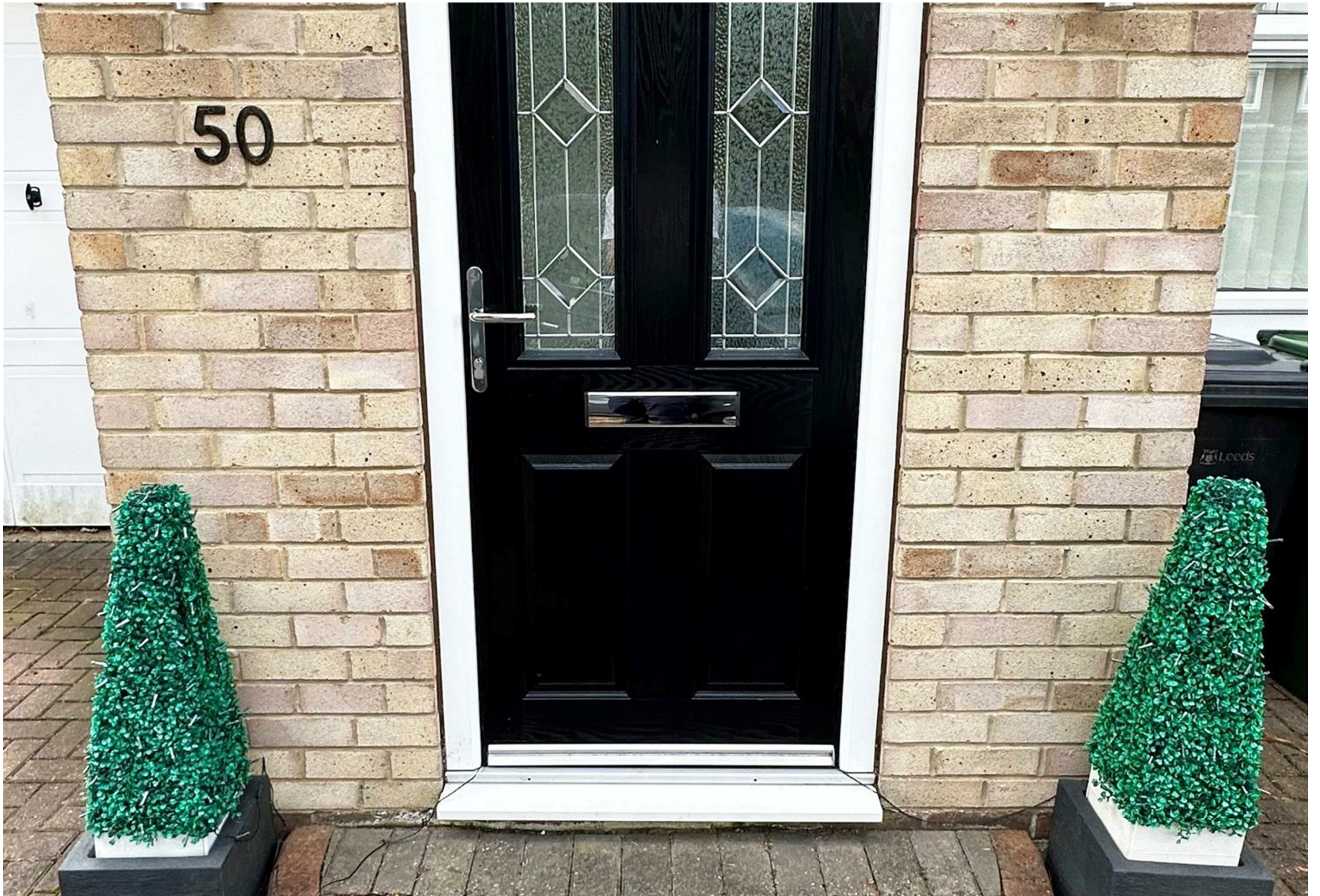


CORNERSTONE

# 50 Sunningdale Avenue, Alwoodley, Leeds, LS17 7SE

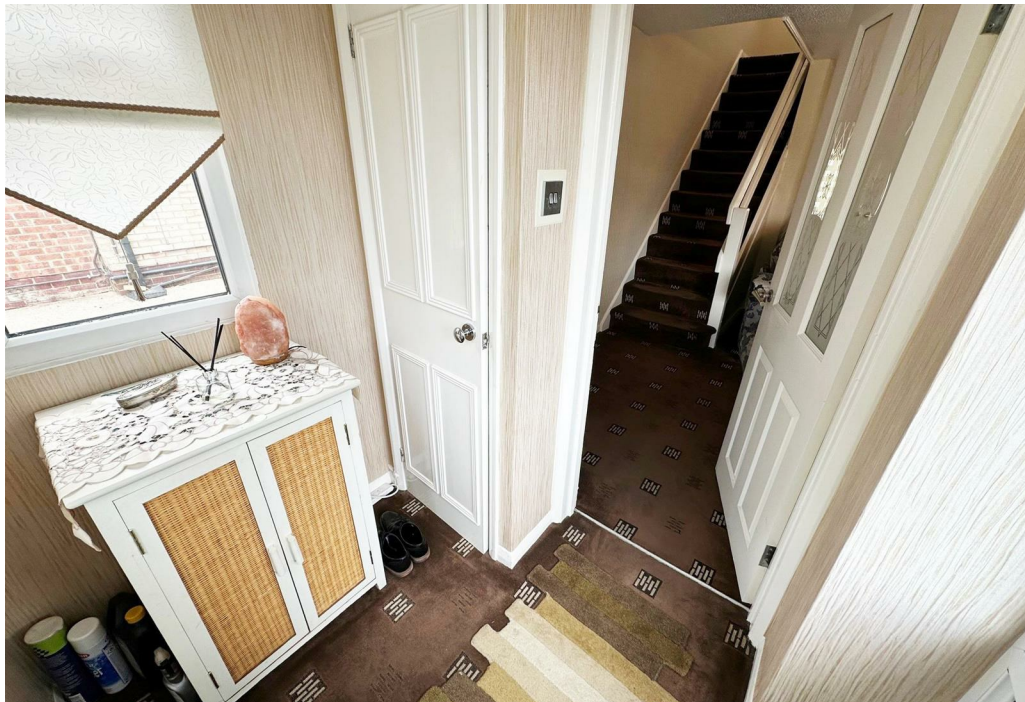


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50

Leeds



# 50 Sunningdale Avenue

## Guide Price £367,500

WE HAVE A MOTIVATED SELLER WHO IS OPEN TO OFFERS AND THE PROPERTY ALSO HAS NO CHAIN.

Cornerstone are delighted to offer for sale this lovely three bedroom semi detached property located in this popular area of Alwoodley in North Leeds. The property benefits from having a wraparound extension which comprises an integrated garage, additional sitting room and a large open plan kitchen diner.

This property is surrounded by many amenities and good transport links.

The Moor Allerton shopping district is a short distance away which includes a Sainsbury's super market and a number of highly regarded retailers. A David Lloyd Leisure Centre is also located within close proximity.

A number of Ofsted outstanding primary and secondary schools are nearby making this a great location for families. This property is situated in the zone one catchment for Allerton High School.

Many popular North Leeds suburbs are within easy reach from this property such as Moortown, Meanwood, Chapel Allerton and Roundhay.

Leeds city centre is approximately four miles from the property with a park and ride located a short walk from the property.

Internally, the ground floor comprises an entrance hall that leads to the lounge. The lounge then leads into the open plan kitchen diner which has French doors that open out into the rear garden. The open plan kitchen diner leads into the sitting room which in turn, leads into the integral garage.

The first floor comprises a landing which leads to the principle bedroom, bedroom two, bedroom three and the bathroom. Externally the property is situated on a good size plot which comprises a block paved driveway that offers plenty of parking. The integral garage can be accessed by an up and over door.

The rear garden has a south facing aspect and comprises a patio, a lawn and planted borders.

To conclude, a superb home not to be missed.

### **Entrance Hall**

You enter the property through a black composite door into the entrance hall. Two double glazed windows allow natural light in and a timber door leads into the lounge.

### **Lounge**

A good size lounge that comprises a paper feature wall with a fireplace creating a pleasant focal point to this room. A large double glazed window is present to the front elevation with a view out over the driveway. The lounge leads to the first floor up a staircase or into the open plan kitchen diner through French doors.

### Open Plan Kitchen Diner

A spacious open plan kitchen diner that is predominately neutrally decorated with a papered feature wall and inset spot lights. The kitchen comprises ample lower and upper level cupboards with contrasting worktops and breakfast bar. Above the worktops are tiled splash backs. The kitchen utilities comprise an integrated oven, gas hob with stainless steel splash back and an extractor hood above, dish washer, fridge, freezer and washing machine. French doors and a second uPVC door both open to lead out into the rear garden. A timber door leads into the sitting room.

### Sitting Room

A neutrally decorated sitting room with inset spot lighting and a double glazed window that looks out over the rear garden. A door gives access into the integral garage. This room could also potentially be used as bedroom.

### Integral Garage

The integral garage has lighting and power and has an up and over door for access from the driveway.

### Landing

A neutrally decorated landing with a double glazed window above the staircase. The landing leads to the principal bedroom, bedroom two, bedroom three and the bathroom.

### Principal Bedroom

A good size principal bedroom with a double glazed window to the front elevation. The decorated is predominately neutral with a papered feature wall. Integrated wardrobes with glass sliding doors and an integrated cupboard exists.

### Bedroom Two

Bedroom two is a double bedroom that is neutrally decorated with a papered feature wall. A double glazed window looks out over the rear garden.

### Bedroom Three

A neutrally decorated bedroom with an integrated cupboard and a double glazed window to the front elevation.

### Bathroom

A predominately tiled bathroom that comprises a bath with a shower over and glass screen, wash basin above a vanity cupboard, a toilet and heated towel rail. A frosted double glazed window allows natural light in.

### Driveway and Front Garden

A block paved driveway that offers plenty of parking. A planted border is present with a mature conifer tree.

### Rear Garden

A delightful rear garden that has a south facing aspect. It comprises a patio, a lawn and a number of planted borders. The garden feels extremely secure giving it can only be access through the property - perfect for families with small children.

### Additional Information

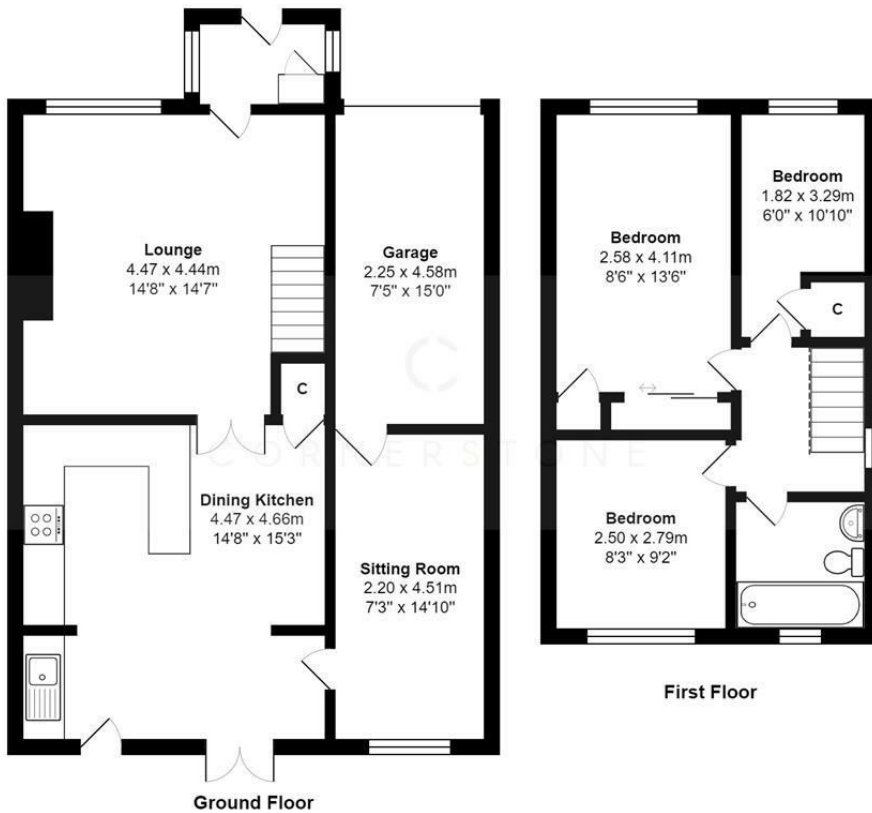
TENURE - FREEHOLD.

Council Tax Band C.

No Chain.

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we





Total Area: 89.2 m<sup>2</sup> ... 960 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

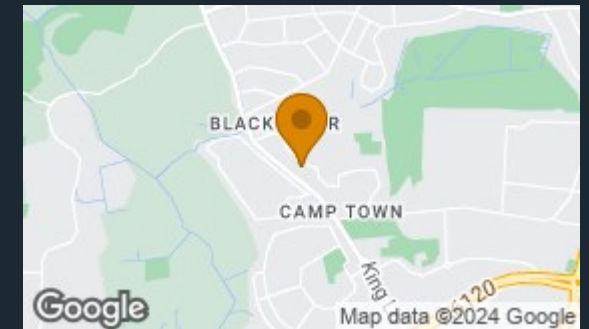
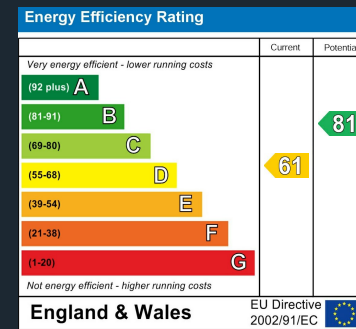
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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