



21 Birkdale Rise, Alwoodley
£310,000

**NO ONWARD CHAIN - THREE BEDROOM SEMI DETACHED
- QUIET CUL DE SAC LOCATION - PRIVATE REAR
GARDEN - WITHIN CATCHMENT AREA OF
OUTSTANDING PRIMARY AND SECONDARY SCHOOLS -
DRIVEWAY**

This excellent three bedroom semi-detached house is a perfect buy for a family wishing to be within the catchment area of the local excellent schools. Set within this quiet cul de sac the property is well presented, with gas central heating and Upvc double glazing. The property possesses planning permission for a loft conversion to two additional bedrooms or singular bedroom & en-suite. Briefly comprising: Large entrance porch, living room, dining room, fitted kitchen. To the first floor there are two double bedrooms and one single. House bathroom with modern suite and tiling and large, double walk in shower cubicle. To the front of the property is a driveway providing off street parking for two cars, to the rear is a lovely garden with an open outlook - Internal viewing is essential - EPC Rating C

PLANNING PERMISSION

20/06918/CLP - PLANNING PERMISSION NUMBER

<https://publicaccess.leeds.gov.uk/online-applications/applicationDetails.do?keyVal=QINB0EJB2NX00&activeTab=summary>

AREA GUIDE

Alwoodley in North Leeds, is one of the city's most upmarket and sought-after suburbs. It has excellent

transport links via the Ring Road and good access to local and larger shops and shopping centres, all of which are nearby. This property is located just off of King Lane which makes access to the Ring Road and into the City Centre even easier! Alwoodley is well served by a range of respected school - the Ofsted graded 'Outstanding' secondary school; Allerton High is less than a 5 minute walk away and Leeds Grammar and Allerton CE Primary School are both also close-by making this an excellent family home. Within walking distance from the property are a whole host of bars and eateries along King Lane and Street Lane, as well as all of the amenities at Moortown Corner. The area boasts some excellent golf courses, being close to both Moortown and Alwoodley Golf Clubs. Similarly, for those wishing to be close to other leisure facilities, David Lloyd Leisure Club is within the vicinity as well as Alwoodley Tennis Club which is situated just off The Avenue.

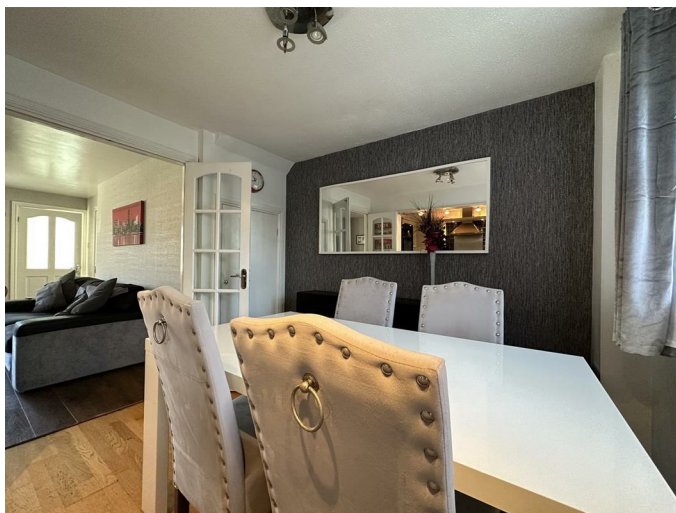


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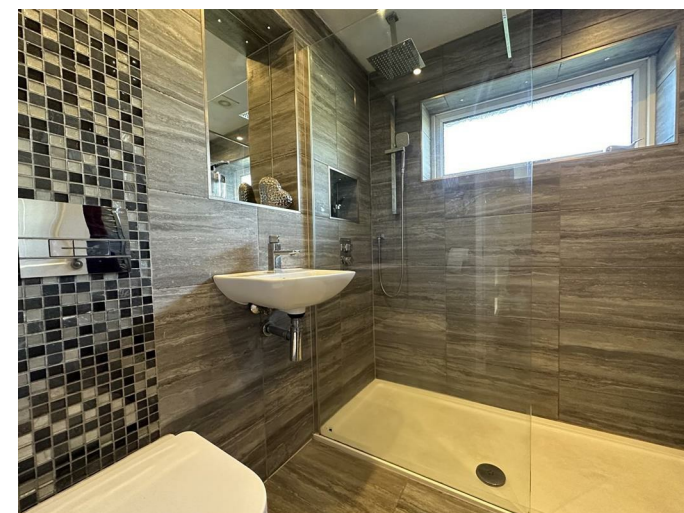
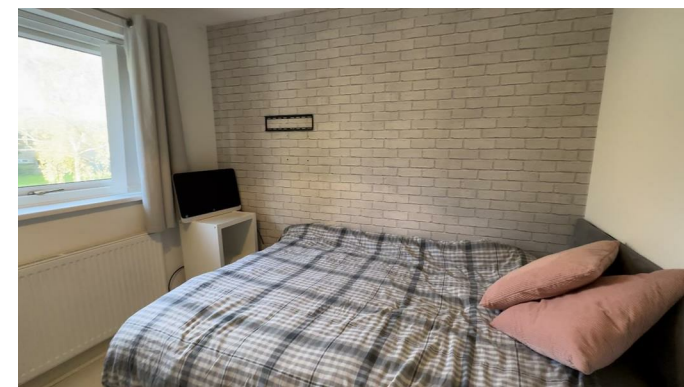
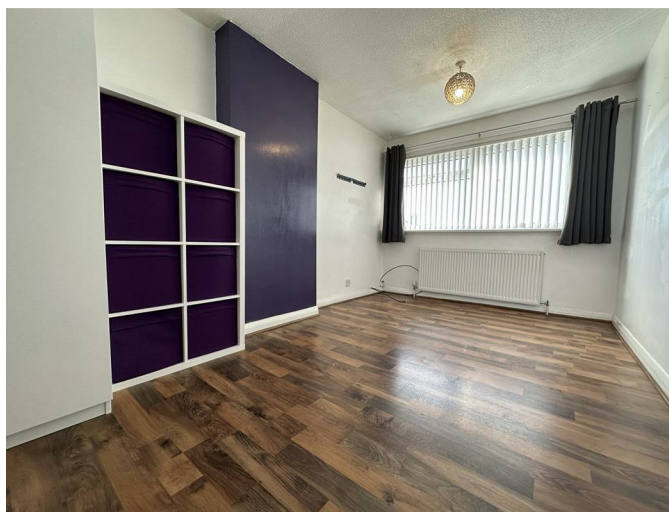
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SALES & LETTINGS





HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

TENURE

TBC

COUNCIL TAX BAND

TBC

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

C

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

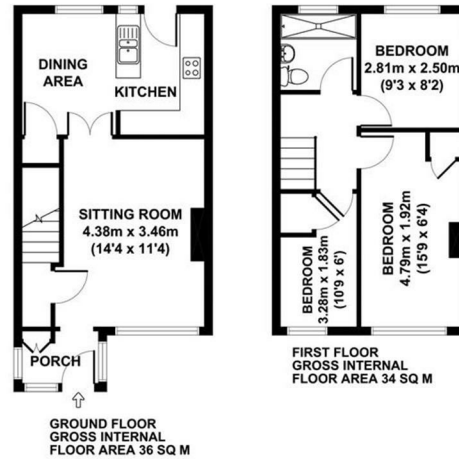
MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

PROPERTY CONSTRUCTION

The property is purpose built standard construction



21 BIRKDALE RISE ALWOODLEY LS17 7SU

APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 753 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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