



9 Linton Crescent, Alwoodley  
£315,000



**NO ONWARD CHAIN - THREE BEDROOM SEMI  
DETACHED HOUSE - SITUATED ON QUIET STREET WITH  
A LARGER THAN AVERAGE PLOT - SOUTH WEST FACING  
GARDEN - GARAGE - THREE RECEPTION ROOMS**

An internal viewing is essential for this fabulous three bedroom semi. With gas central heating and double glazing it briefly comprises: Spacious entrance hall, living room which opens into a well proportioned dining room, extended sun room which opens onto the dining patio. Separate fitted kitchen. To the first floor are two double bedrooms with storage/built in wardrobes. The third is a single, ideal bedroom/office. The bathroom has a white suite with bath with shower above. To the front of the property is a mature garden with a driveway to the side of the property with off street parking for several cars. To the rear is a larger than average, exceedingly private South West facing garden which offers potential to extend. \*Subject to any appropriate planning approvals. EPC RATING TBC

#### **AREA GUIDE**

Enjoying an ideal location this property is tucked away on this quiet street just off Shadwell Lane and has the benefit of being walking distance to High Ash Drive shops as well as within a short distance to the Slaid Hill shops and eateries. There is easy access to motorways, Leeds city centre, Harrogate and surrounding areas. Moortown and Roundhay are just a short distance away with their many bars, restaurants, cafes and shops as well as local pubs in Alwoodley and

Shadwell Village. David Lloyd leisure club is also within close distance



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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### WATER METER

There is a water meter in the property

### COUNCIL TAX BAND

BAND C

### TENURE

FREEHOLD

### 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

TBC

### 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

### PARKING

The parking at the property is off street and garage

### 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.

## FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT 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.

## MOBILE SIGNAL/BROADBAND COVERAGE

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

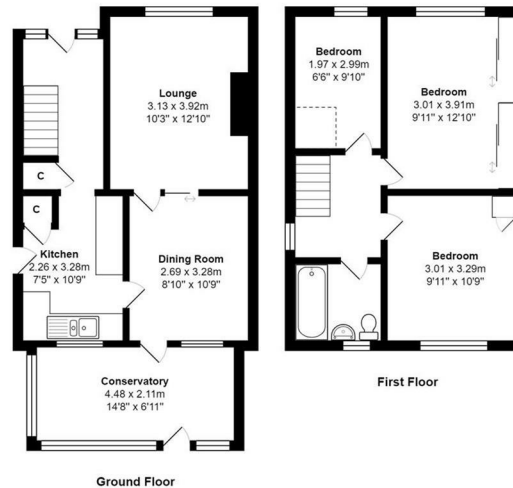
<https://checker.ofcom.org.uk/>

## COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

## 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.



Total Area: 84.4 m<sup>2</sup> ... 908 ft<sup>2</sup>

All measurements are approximate and for display purposes only

