



18 Primley Park Road, Alwoodley
£460,000

STUNNING EXTENDED PROPERTY WITH THE MOST AMAZING, PRIVATE, EAST FACING GARDEN WITH SCOPE FOR SIGNIFICANT FURTHER EXTENSION* - THREE BEDROOMS PLUS LOFT ROOM - MODERN DINING KITCHEN WITH INTEGRATED APPLIANCES - OPEN PLAN DINING ROOM WITH DOORS TO THE GARDEN - LIVING ROOM - MODERN TURN KEY CONDITION THROUGHOUT - GUEST WC - OFF STREET PARKING FOR AT LEAST THREE CARS - IDEAL LOCATION WITHIN CATCHMENT AREA TO OUTSTANDING SCHOOLS - JUST UNDER 1400 SQ FT!

With gas central heating system and Upvc double glazing the property comprises: Large entrance hall with plentiful natural light and contemporary hard wood flooring, guest wc, walk in cloakroom. Generous living room with large window to the front, continuation of flooring leading to well-proportioned dining room with stunning feature fireplace and continuation of flooring. The dining room has the benefit of sliding door to the dining patio and garden. Contemporary dining kitchen with fitted appliances and plentiful storage. To the first floor is a beautiful hallway with hard wood flooring and a large feature window. The house bathroom is modern with bath and shower above. The master bedroom is also of generous proportions with wardrobes, the second bedroom has views over the rear garden and also has built in wardrobes. The third bedroom is a well proportioned single room, ideal office/nursery/single bedroom. To the second floor is a loft room (currently used as a bedroom) which is a huge space with

delightful views right over to Moortown golf course and under eave storage, this room offers great potential to add a dormer and create a fabulous bedroom & en-suite living space*. To the front is a driveway with off street parking for at least 3/4 cars. To the rear is an outstanding rear garden which is exceedingly private - INTERNAL VIEWING ESSENTIAL TO APPRECIATE THIS PROPERTY. *Subject to appropriate planning permission. EPC RATING D

AREA GUIDE

Located just off Harrogate Road and Nursery Lane, in the heart of Alwoodley. The shopping facilities at Moortown and Moor Allerton Centre are a short journey away, as are the numerous bars and eateries on Street Lane. The area is well served by a range of respected primary and secondary schools, with the Grammar School at Leeds being within a short walking distance.

David Lloyd Leisure Club and numerous championship quality golf courses are also within the vicinity. The property is close to several North Leeds golf clubs and is served by excellent commuting links to Leeds city centre, Harrogate, York or the Motorway network to London.



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

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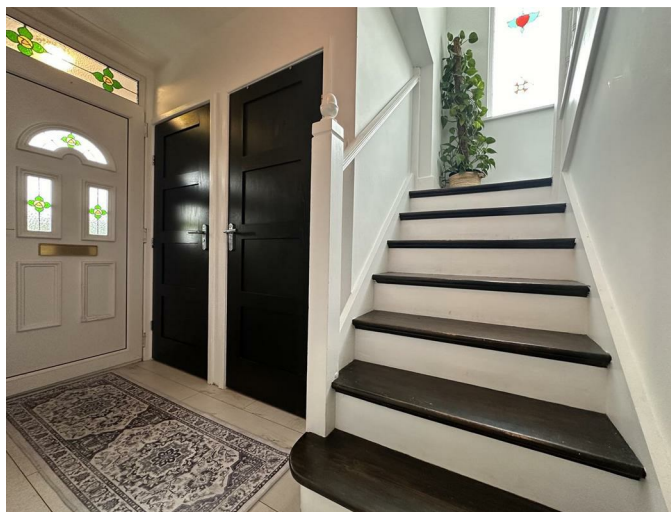
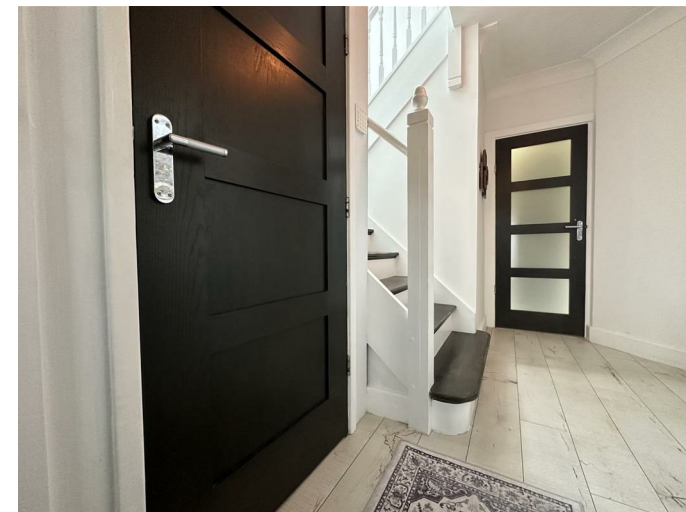


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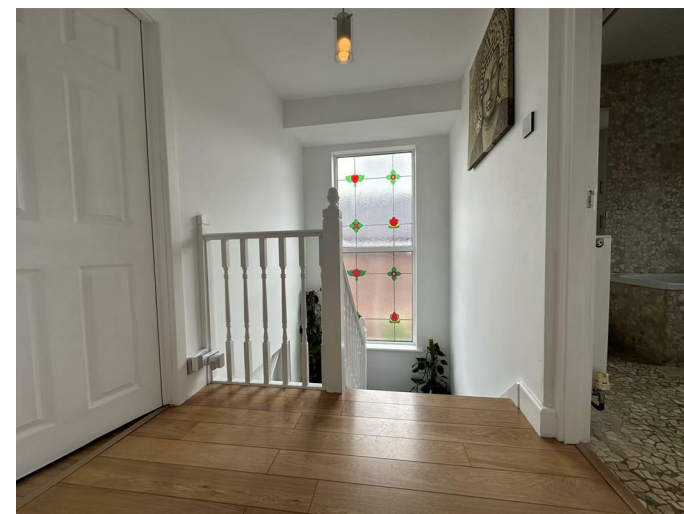
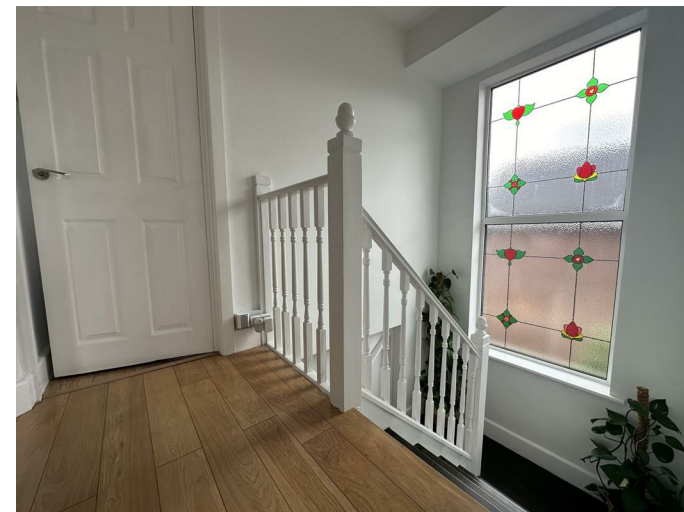
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ALAN COOKE
SALES & LETTINGS



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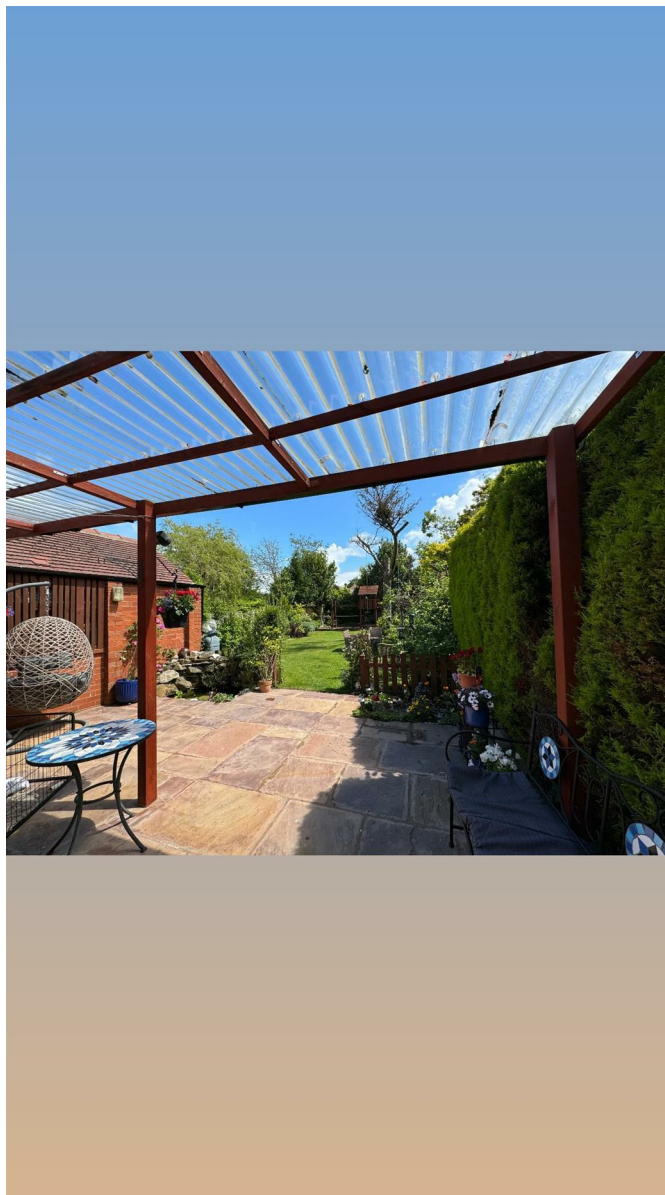
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TENURE
FREEHOLD

COUNCIL TAX BAND
BAND D

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
RATING D

PARKING
The parking at the property is off street parking for 3/4 cars

WATER METER

There is a water meter in the property

PROPERTY CONSTRUCTION

The property is standard construction

MOBILE SIGNAL/BROADBAND COVERAGE

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

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

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.

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

SEWERAGE

THE PROPERTY IS MAINS CONNECTED

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



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	

78

57

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	