



17 The Close, Alwoodley, Leeds, LS17 7RD

£415,000

A well-presented and successfully extended three bedroom semi-detached family house with an attractive south-facing lawned garden offering an unencumbered outlook, set at the end of a cul-de-sac within this highly regarded residential area of Alwoodley. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes an entrance hallway, fine lounge, spacious dining kitchen with integrated appliances and versatile rear sitting room/office. First floor landing, two double bedrooms and a single third. White bathroom suite.

The property is situated on substantial grounds and offers attractive potential for further extensions, subject to planning consents. The rear garden offers a convenient walkway directly onto The Avenue. Driveway to spacious detached garage. The house is located in a highly desirable neighbourhood in Alwoodley and is suitable for many local schools and the Grammar School at Leeds.

GROUND FLOOR

uPVC double glazed door into

ENTRANCE HALLWAY



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

LOUNGE

11'5" x 12'5" (3.5 x 3.8)



uPVC double glazed bay window to the front, inset living-flame gas fire with marble hearth, central heating radiator, wood effect laminate flooring. Opening to the dining kitchen

DINING KITCHEN

17'4" x 9'10" (5.3 x 3.0)



Range of fitted units with complementary work tops, stainless steel sink with mixer tap and drainer, integrated dishwasher and integrated washing machine, cupboard housing gas-fired combi water and central heating boiler. Opening to the sitting room

DINING KITCHEN



DINING KITCHEN



SITTING ROOM / OFFICE

10'2" x 10'2" (3.1 x 3.1)



uPVC double glazed double doors to the rear, uPVC double glazed door with side panel to the rear, wood effect laminate flooring, central heating radiator

BEDROOM 2

11'5" x 9'10" (3.5 x 3.0)



uPVC double glazed window, central heating radiator, ceiling hatch access to boarded loft

FIRST FLOOR

LANDING

uPVC double glazed window

BEDROOM 1

12'5" x 10'5" (3.8 x 3.2)



uPVC double glazed window, central heating radiator

BEDROOM 3

9'6" x 6'6" (2.9 x 2.0)



uPVC double glazed window, central heating radiator

BATHROOM



White suite of panelled bath with wall shower, low WC, pedestal wash basin, ceramic tiled walls, uPVC double glazed window, heated towel rail



OUTSIDE



Driveway to front leading to garage, raised patio with stocked border to the front with EV charger installed. To the rear is a spacious and attractive south-facing lawned garden offering unencumbered private outlook, featuring a patio area, side access to the garage and rear gate to a pathway for convenient and swift access onto The Avenue

DETACHED GARAGE

Spacious garage with power supply and up and over door

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Alwoodley Lane turn down The Avenue, turn left into Meadow Way, right into Winding Way and the right again into The Close

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.

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.



FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

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.


FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

PC - 09/04/2024

Alan Cooke Estate Agents Ltd

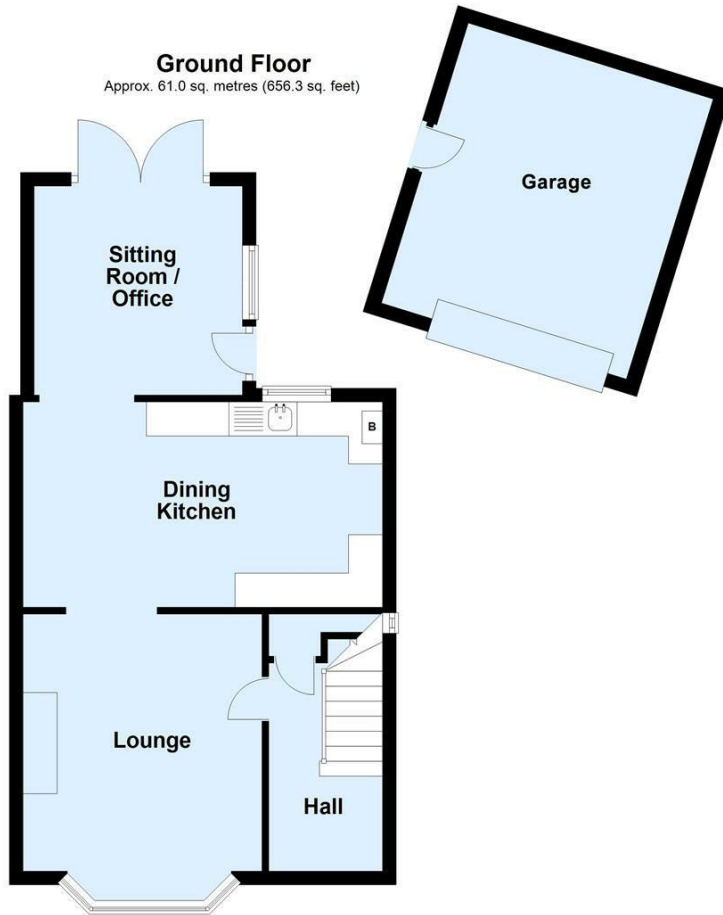
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.9 sq. feet)

