



88 Nursery Lane, Alwoodley, Leeds, LS17 7HW

Chain Free £220,000

NO CHAIN - Offering superb move-in accommodation, ideal for young professionals and small families, this is a delightful two bedroom mid-townhouse property, centrally located by local shops, schools and travel links. Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes secure front door accessible from Nursery Lane into a small entrance porch, lounge, well-presented fitted kitchen. First floor landing with two double sized bedrooms with built in wardrobes, white suite bathroom with bath tub and wall shower. Lawned and stocked gardens to the front and to the rear with allocated parking bay accessed from Turnberry Rise.

The property is well located offering direct access to the neighbouring supermarket and restaurant, adjacent to regular bus routes into central Leeds and is convenient for the outstanding-rated Allerton High School and primary schools.

GROUND FLOOR

uPVC double glazed door to

ENTRANCE PORCH

uPVC double glazed window to the side, door into

LOUNGE

20'0" x 12'1" (6.1 x 3.7)



Turned staircase leading up to the first floor, central heating radiator, uPVC double glazed window to the front, glazed door into the kitchen

LOUNGE



FITTED KITCHEN

12'1" x 8'2" (3.7 x 2.5)



Well presented kitchen with range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor above, plumbed for washing machine, breakfast bar, central heating radiator column, wood-effect laminate flooring, gas-fired combi water and central heating boiler, uPVC double glazed window, uPVC double glazed door to the rear

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, linen cupboard

BEDROOM 1

10'5" x 11'5" (3.2 x 3.5)



uPVC double glazed window, central heating radiator, built in wardrobes



BEDROOM 2

11'5" x 8'2" (3.5 x 2.5)



uPVC double glazed window, central heating radiator, built in wardrobe, store cupboard

BATHROOM



Coloured ceramic tiled walls, panelled bath with wall shower, low WC, pedestal wash basin, heated towel rail

OUTSIDE



Lawned and stocked garden to the front accessed from a pathway on Nursery Lane. To the rear is a lawned and stocked enclosed garden with allocated parking accessed from Turnberry Rise

FRONT



REAR



TENURE

Freehold

COUNCIL TAX

Band B

HOW TO GET THERE

Nursery Lane is accessed directly from King Lane or from Harrogate Road via Primley Park Avenue. The property has a pedestrian access from Nursery Lane and has rear parking accessible from Turnberry Rise via Turnberry Avenue

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.

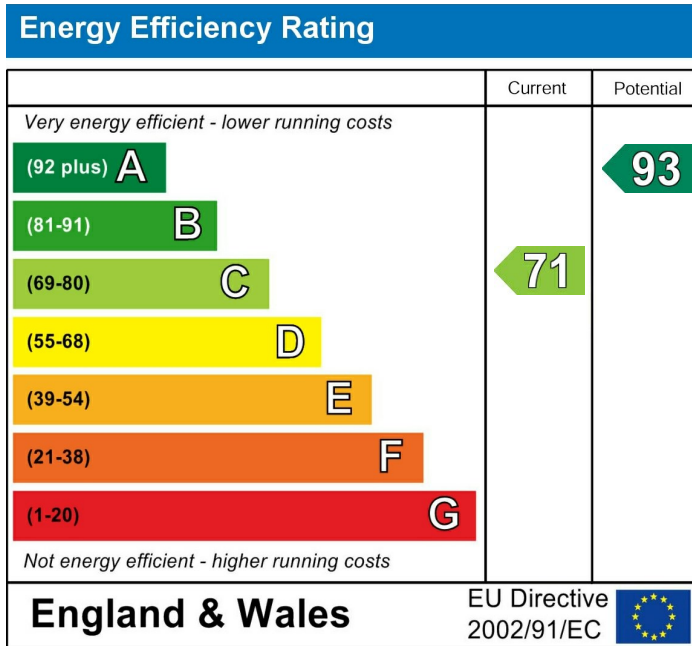
FLOORPLAN

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

PC - 28/11/2023 - 12/02/2024

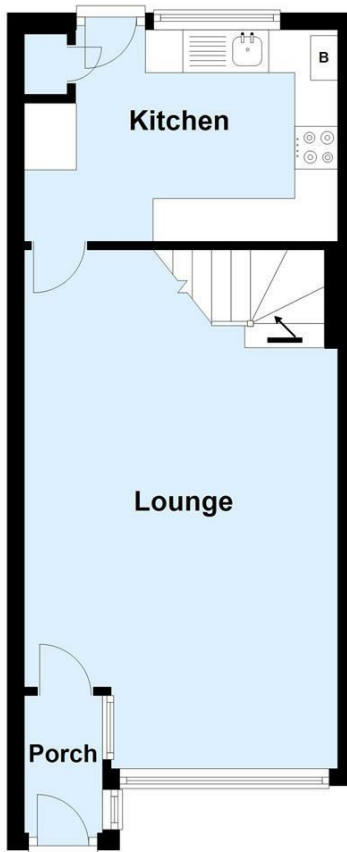
Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)

