



**36 High Ash Mount, Alwoodley, Leeds, LS17 8RW**

**£410,000**

Offering superb family accommodation in this quiet backwater just by Wigton Lane, this is a beautifully presented three bedroom semi-detached house offering walking distance to North Leeds outstanding rated schools. Fully uPVC double glazed and gas combi central heating system.

Accommodation includes entrance hall with ground floor shower room and WC, dining room, fine lounge, fitted kitchen. First floor landing, three good sized bedrooms, white bathroom suite. Spacious south-west facing garden with multiple segments including paved dining patio and water feature. Driveway to covered carport and detached garage.

The property is well located in this quiet street off Wigton Lane offering walking distance to Grammar School at Leeds and primary schools.



## GROUND FLOOR

uPVC double glazed secure door into

### RECEPTION HALL



Wood flooring, door to dining room and shower/WC

### GROUND FLOOR SHOWER ROOM



White suite of walk-in shower cubicle, low WC, vanity wash basin, ceramic tiled walls and floor, heated towel rail, two uPVC double glazed windows

## DINING ROOM

15'1" x 10'2" (4.6 x 3.1)



Turned staircase leading up to the first floor, uPVC double glazed sliding patio doors with south-west facing aspect leading out to the garden, central heating radiator, uPVC double glazed window to the side, spacious under-stairs storage cupboard

## DINING ROOM



## FITTED KITCHEN

9'2" x 10'5" (2.8 x 3.2)



Range of fitted units of white doors and fronts with corresponding worktops and under-unit lighting, inset sink with mixer tap and drainer, plumbed for washing machine, integrated dishwasher, built in oven, 4-ring gas hob and extractor above, cupboard housing gas-fired combi water and central heating boiler, uPVC double glazed window and door leading out to the rear

## FITTED KITCHEN



## LOUNGE

15'5" x 10'5" (4.7 x 3.2)



uPVC double glazed window to the front, feature fireplace around living-flame gas fire, central heating radiator

## FIRST FLOOR

### LANDING

Ceiling hatch access to loft, uPVC double glazed window to the front

### BEDROOM 1

12'1" x 10'2" (3.7 x 3.1)



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





## BEDROOM 2

9'2" x 13'9" (2.8 x 4.2)



uPVC double glazed window, central heating radiator

## BEDROOM 3

9'2" x 7'2" (2.8 x 2.2)



uPVC double glazed window, central heating radiator

## BATHROOM



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

## OUTSIDE



Tall hedged front border providing privacy to the front of the property, driveway leading to covered car port with detached garage. To the rear is a spacious lawn and stocked south-west facing garden segmented into several areas including central paved dining patio with water feature, greenhouse and rear private garden

## OUTSIDE



## OUTSIDE





**OUTSIDE**



**OUTSIDE**



**OUTSIDE**



**TENURE**

Freehold

**COUNCIL TAX**

Band D

**HOW TO GET THERE**

From Harrogate Road turn into Wigton Lane, High Ash Drive, High Ash Avenue, High Ash Crescent and then High Ash Mount

**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.

**Alan Cooke Estate Agents Ltd**

Incorporated in England 6539351

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## GROUND FLOOR

Approx 48.1m<sup>2</sup> (517.9ft<sup>2</sup>)



## FIRST FLOOR

Approx 40.8m<sup>2</sup> (439.1ft<sup>2</sup>)

