



**10 Primley Park Walk, Alwoodley, Leeds, LS17 7LB**

**£399,950**

Offering superb family accommodation in central Alwoodley, this is a fine three bedroom extended semi-detached house set within a cul-de-sac. Fully uPVC double glazed and gas central heating system, EPC rating D. The property benefits from a ground floor extension, significantly enhancing living options.

Accommodation includes an extended hallway with ground floor WC, fine lounge, open plan dining and sitting room, spacious extended breakfast kitchen, side porch and boiler store room. First floor landing, two double bedrooms with built in wardrobes and a single third bedroom, large tiled bathroom with bathtub and walk-in shower cubicle.

The property is well located within the highly regarded "Primley Parks" offering an established family neighbourhood lifestyle and convenient access to local primary and secondary schools and the Grammar School at Leeds.



## GROUND FLOOR

uPVC double glazed arched double doorway leading into

### HALLWAY



Extended hallway with turned staircase leading up to the first floor, double central heating radiator

### HALLWAY



## GROUND FLOOR WC

Low WC, corner wash basin, uPVC double glazed window

## LOUNGE

11'1" x 11'9" (3.38 x 3.6)



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

## EXTENDED DINING/SITTING ROOM



Comprising

## DINING ROOM

12'9" x 10'5" (3.9 x 3.2)



Double central heating radiator, wood panelled flooring, feature fireplace with inset gas fire. Opening into





## SITTING ROOM

11'5" x 8'6" (3.5 x 2.6)



uPVC double glazed double doors opening out to the rear garden, wood panelled flooring

## EXTENDED BREAKFAST KITCHEN

18'8" x 8'2" extending to 12'1" (5.7 x 2.5 extending to 3.7)



Generous range of fitted units with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, built in double oven, gas hob with extractor above, integrated dishwasher, integrated washing machine, integrated fridge and freezer, central heating radiator, uPVC double glazed windows to the rear and side. Door to the side porch

## EXTENDED BREAKFAST KITCHEN



## EXTENDED BREAKFAST KITCHEN



## SIDE PORCH

uPVC double glazed door leading out to the driveway, door to

## BOILER ROOM/STORE ROOM

Gas-fired combi water and central heating boiler

## FIRST FLOOR

## LANDING

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





### BEDROOM 1

14'1" x 11'1" (4.3 x 3.4)



uPVC double glazed bay window to the front, central heating radiator, built in wardrobes

### BEDROOM 2

12'9" x 10'5" (3.9 x 3.2)



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

### BEDROOM 3

8'2" x 6'10" (2.5 x 2.1)



Central heating radiator, uPVC double glazed window

### BATHROOM

9'6" x 8'2" (2.9 x 2.5)



Fully tiled with suite of panelled bath, walk-in shower cubicle, low WC, pedestal wash basin, central heating radiator, uPVC double glazed windows to the rear and side

### OUTSIDE



Low wall to the front with long driveway leading to detached garage. Lawned and stocked enclosed garden to the rear

### OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band D

## HOW TO GET THERE

From Harrogate Road turn onto Primley Park View where Primley Park Walk is on the left hand side

## 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 - 08/05/2024

**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>81</b>
(69-80) <b>C</b>	<b>65</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	

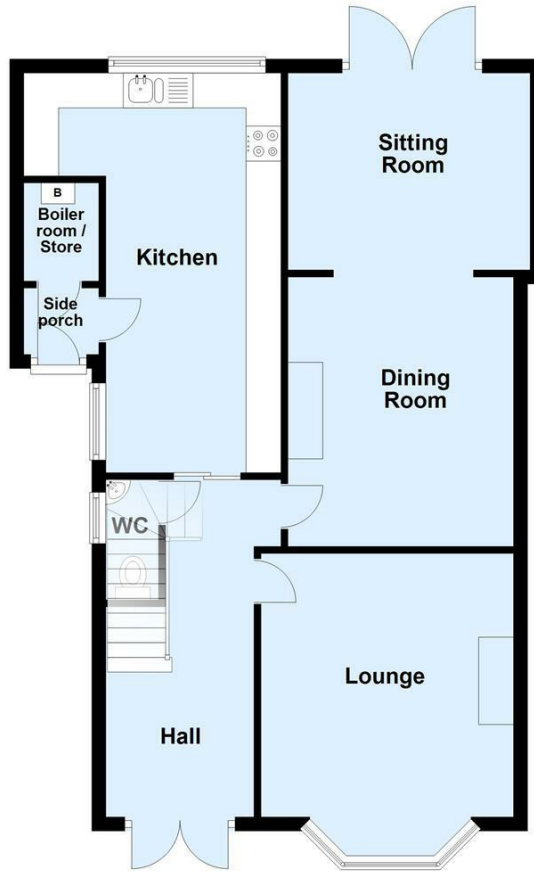






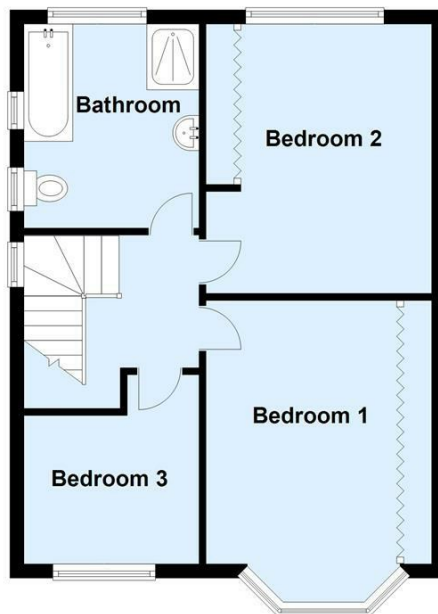
### Ground Floor

Approx. 67.3 sq. metres (724.5 sq. feet)



### First Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



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