



3 Far Moss, Alwoodley, Leeds, LS17 7NU

Chain Free £425,000

NO CHAIN - With spacious rear gardens in a cul-de-sac location, this is a successfully extended three bedroom semi-detached house that is immediately available. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes entrance hall, ground floor WC, lounge, open plan sitting/dining room, extended breakfast kitchen.

First floor landing, main bedrooms with built in wardrobes, coloured bathroom suite. Driveway to attached garage.

The property is well located in a pleasant street off The Avenue and offers great access to local primary and secondary schools, local shops and amenities.

GROUND FLOOR

uPVC double glazed door to

RECEPTION HALL



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

RECEPTION HALL



GROUND FLOOR WC

Low WC, pedestal wash basin, uPVC double glazed window

LOUNGE

11'1" x 10'9" (3.4 x 3.3)



uPVC double glazed bay window to the front, feature fireplace, central heating radiator

LOUNGE



OPEN SITTING/DINING ROOM



Comprising



SITTING ROOM

10'9" x 11'9" (3.3 x 3.6)



Brick fireplace with solid fuel stove, central heating radiator. Opening to

DINING ROOM

9'6" x 9'2" (2.9 x 2.8)



uPVC double glazed sliding patio doors opening onto the rear garden, central heating radiator

EXTENDED BREAKFAST KITCHEN

14'1" x 10'9" (4.3 x 3.3)



Range of fitted units with corresponding work tops, plumbed for washing machine, integrated dishwasher, stainless steel sink with mixer tap and drainer, built in oven, 4-ring gas hob, ceramic splash back tiling, central heating radiator, pantry, uPVC double glazed windows overlooking the rear garden, uPVC double glazed door leading out to the side

EXTENDED BREAKFAST KITCHEN



FIRST FLOOR

LANDING

uPVC double glazed window to the side



BEDROOM 1

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



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

BEDROOM 2

11'9" x 9'10" (3.6 x 3.0)



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

BEDROOM 3

8'2" x 6'6" (2.5 x 2.0)



uPVC double glazed window, central heating radiator

BATHROOM



Requires updating. Coloured suite of panelled bath with wall shower, low WC, pedestal wash basin, cupboard housing gas-fired combi central and water heating boiler

OUTSIDE



Gated access to driveway leading to garage, lawned garden to the front. Spacious lawned and stocked garden to the rear

OUTSIDE



OUTSIDE



ATTACHED GARAGE

Spacious attached garage with access to the front via up and over garage door and to the rear via secure door

TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

Approached from either Alwoodley Lane or King Lane, turn onto The Avenue and then turn into Far Moss where the property 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.

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		81
(69-80) C		
(55-68) D	62	
(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. 74.0 sq. metres (797.0 sq. feet)



First Floor
 Approx. 38.5 sq. metres (414.7 sq. feet)

