



19 Fir Tree Gardens, Alwoodley, Leeds, LS17 7EQ

£275,000

A well-presented and thoughtfully adapted three bedroom semi-detached house located in the quiet corner of a cul-de-sac that benefits from being on a sizeable corner plot. Fully uPVC double glazed and gas combi central heating system, EPC rating D. Accommodation includes an entrance hall, sitting room, lounge, well-presented modern fitted kitchen with dining area, utility cupboard and conservatory. First floor landing, two double bedrooms and a single third, stylish bathroom with step-in shower/bath and steamer. Outside are spacious zoned gardens, seating areas and lawns and there is a 14.5 sq m outhouse/office.

The property is well located close to high-rated primary and secondary schools including Allerton High School and would be an excellent family choice.

GROUND FLOOR

uPVC double glazed door with side panel into

ENTRANCE HALL

Ceramic tiled floor, turned staircase leading up to the first floor, glazed door and panel into kitchen

SITTING ROOM

10'5" x 5'10" (3.2 x 1.8)



uPVC double glazed window, central heating radiator

DINING KITCHEN

13'9" x 9'2" plus 5'6" x 5'10" (4.2 x 2.8 plus 1.7 x 1.8)



Well presented range of fitted units of white gloss doors and fronts and corresponding work tops, inset 1.5 bowl sink with mixer tap and drainer, built in oven, gas hob with extractor above, utility cupboards, breakfast bar, pantry store, ceramic tiled floor, uPVC double glazed window overlooking the garden. Dining area with ceramic tiled floor and audio mp3 media speakers and controls

DINING KITCHEN



DINING KITCHEN



DINING KITCHEN



LOUNGE

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



uPVC double glazed window, central heating radiator

LOUNGE



UTILITY CUPBOARD

Plumbed for washing machine, gas-fired combi central heating and water boiler

CONSERVATORY

11'9" x 7'10" (3.6 x 2.4)



uPVC double glazing to three sides and door leading out to the side garden

CONSERVATORY



FIRST FLOOR

LANDING

Two uPVC double glazed windows, ceiling hatch access to the loft

BEDROOM 1

12'5" x 9'6" (3.8 x 2.9)



uPVC double glazed window, central heating radiator, built in wardrobe with sliding mirror door



BEDROOM 2

11'1" x 9'2" (3.4 x 2.8)



uPVC double glazed window, central heating radiator

BEDROOM 3

5'10" x 5'6", raised section 5'6" x 1'11" (1.8 x 1.7, raised section 1.7 x 0.6)



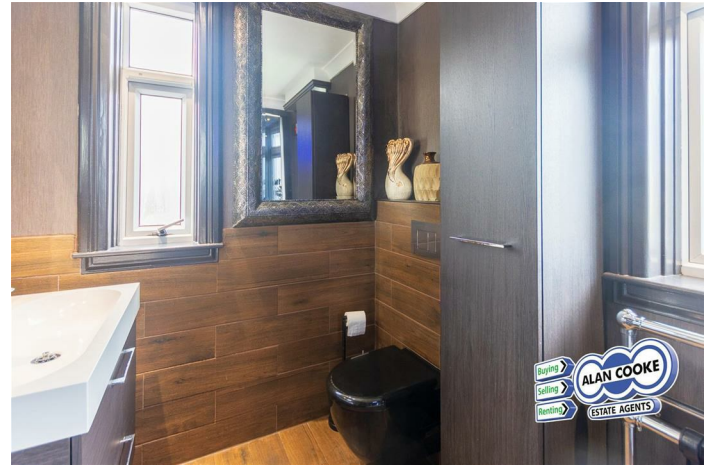
uPVC double glazed window, central heating radiator

BATHROOM



Stylish suite of low WC, vanity wash basin, part ceramic tiled walls and ceramic tiled floor, step-in shower cubicle/bath with power massage jets and steamer

BATHROOM



OUTSIDE



The grounds benefit from being a corner plot so has a good size and is currently sectioned into sitting areas, lawned zone and garden zone

WORKSHED / OFFICE

16'0" x 9'6" (4.9 x 2.9)

Versatile outhouse currently used as a work shop with power and internet networking installed

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band A

HOW TO GET THERE

Proceeding on King Lane towards Alwoodley, turn onto Nursery Lane, first right onto Fir Tree Approach and then left onto Fir Tree Gardens

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

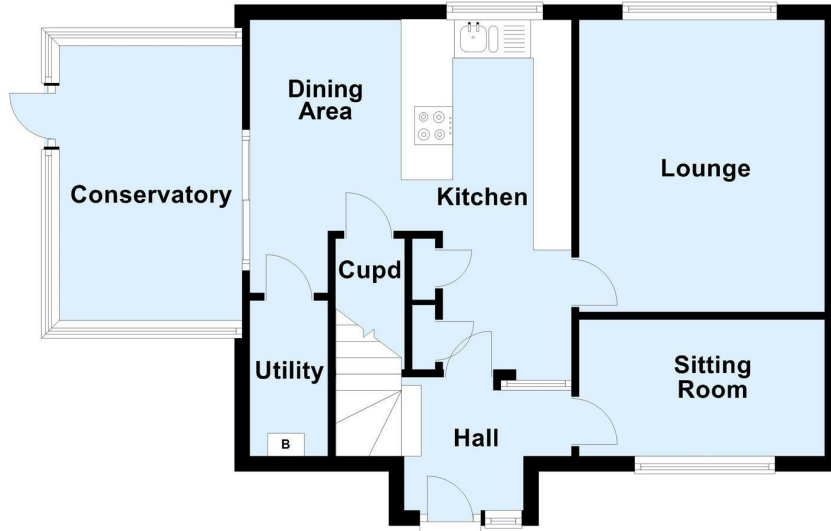
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)

