



27 Primley Park Grove, Alwoodley, Leeds, LS17 7JB

Chain Free £380,000

NO CHAIN. Offering spacious interior single-floor accommodation with well tended, mature west facing private gardens, this is a successfully extended two bedroom, two bathroom detached bungalow located within a popular family residential area. Gas central heating system (boiler installed November 2022) and uPVC double glazing, EPC rating D.

Accommodation includes a reception lobby with cloaks, spacious lounge, dining room, fitted kitchen, two double bedrooms including one with en-suite shower room, second bathroom. Long driveway to detached garage, rear gardens featuring a quaint brick-built garden snug with fireplace.

The property is well located in the highly regarded Primleys offering convenient access to rated schools, including the Grammar School at Leeds and local shops and amenities.

GROUND FLOOR

Secure door into

RECEPTION LOBBY

Central heating radiator, uPVC double glazed window, cloaks cupboard

LOUNGE

21'3" x 11'1" (6.5 x 3.4)



Spacious reception room with two uPVC double glazed windows to the front and side, feature fireplace around living-flame gas fire, wood effect laminate flooring, central heating radiator

LOUNGE



LOUNGE



DINING ROOM

12'1" x 9'10" (3.7 x 3.0)



uPVC double glazed window, central heating radiator, wood effect laminate flooring

DINING ROOM



FITTED KITCHEN

9'10" x 8'10" (3.0 x 2.7)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor above, integrated washing machine, ceramic splash back tiling, pantry, uPVC double glazed window and door leading out to the side

INNER HALL

Ceiling hatch access to part boarded loft containing gas-fired combi water and central heating boiler (installed in November 2022)

BATHROOM



White suite of panelled bath, low WC, pedestal wash basin, ceramic tiled walls, central heating radiator

BEDROOM 1

9'10" max x 14'9" (3.0 max x 4.5)



uPVC double glazed window, central heating radiator

BEDROOM 2

12'1" x 11'1" (3.7 x 3.4)



uPVC double glazed window to the rear, uPVC double glazed sliding patio doors leading out to the rear garden

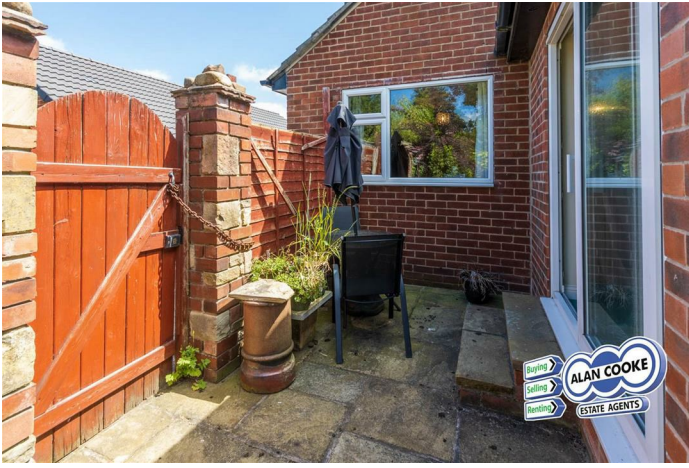
EN-SUITE SHOWER ROOM



Walk-in shower cubicle, low WC, pedestal wash basin, uPVC double glazed window, central heating radiator



OUTSIDE



Stocked garden to the front, long driveway leading to detached garage. To the rear are mature and well-tended lawned and stocked gardens featuring quaint brick-built garden snug with inset fireplace

OUTSIDE



OUTSIDE



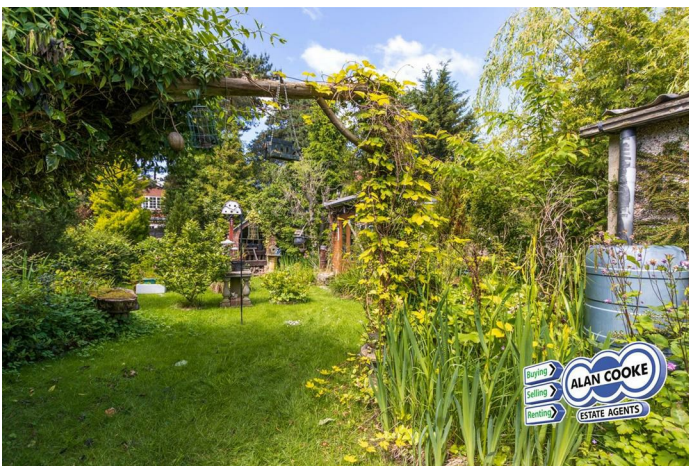
OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



GARDEN SNUG



GARDEN SNUG



AGENTS NOTE

The property has modifications suitable for disabled residents, such as modified bathroom and widened doorways.

Probate has been granted in October 2023.

TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Harrogate Road turn onto Primley Park Avenue or Primley Park View where Primley Park Grove is accessed from

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 - 17/10/2023

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 63 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

