



79 Fir Tree Approach, Alwoodley, Leeds, LS17 7EN

£295,000

A well-presented three bedroom semi-detached family house within walking distance to high-rated primary and secondary schools including Allerton High School. Mostly uPVC double glazed and gas combi central heating system.

Accommodation includes an entrance hall, lounge, spacious and versatile conservatory, fitted kitchen, side porch with utility room and ground floor WC. First floor landing, two double bedrooms and a single third bedroom all with wardrobes, house bathroom with bath tub and walk-in shower cubicle.

Lawned, enclosed garden, driveway to wide detached garage.

GROUND FLOOR

Secure front door to:

HALL

Turned staircase leading up to the first floor, double central heating radiator

THROUGH LOUNGE

20'0" x 11'1" (6.1 x 3.4)



uPVC double glazed window to the front, central heating radiator, uPVC double glazed sliding patio doors to the rear into the conservatory, wood-effect laminate flooring, feature fireplace around living-flame gas fire

THROUGH LOUNGE



CONSERVATORY

19'0" x 6'6" (5.8 x 2.0)



Spacious, versatile conservatory with uPVC double glazed windows to three sides and double doors opening to the rear garden, two central heating radiators

CONSERVATORY



FITTED KITCHEN

13'9" x 11'5" (4.2 x 3.5)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, ceramic tiled splash



back, plumbed for dishwasher, pantry store, built in oven, gas hob with extractor above, uPVC double glazed window into the conservatory, ceramic tiled floor

FITTED KITCHEN



SIDE PORCH

8'2" x 4'7" (2.5 x 1.4)

uPVC double glazed door to the side

UTILITY ROOM

8'6" x 4'7" (2.6 x 1.4)

Plumbed for washing machine, gas-fired combi water and central heating boiler, two secondary glazed windows to the side

GROUND FLOOR WC

Low WC, wall-mounted wash basin, secondary glazed window

FIRST FLOOR

LANDING

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

BEDROOM 1

11'1" x 12'5" (3.4 x 3.8)



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

BEDROOM 2

12'5" x 8'6" (3.8 x 2.6)



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

BEDROOM 3

8'6" x 7'2" (2.6 x 2.2)



uPVC double glazed window, central heating radiator, spacious cupboard



BATHROOM

10'2" x 5'6" (3.1 x 1.7)



Panelled bath, walk-in shower cubicle, low WC, vanity wash basin, ceramic tiled walls and PVC tiled floor, uPVC double glazed window, heated towel rail

OUTSIDE



Lawned front garden with fenced front border, driveway and gate to the garage. Enclosed lawned garden with paved patio to the rear

OUTSIDE



DETACHED GARAGE



Wide garage with double access

OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band B



HOW TO GET THERE

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

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

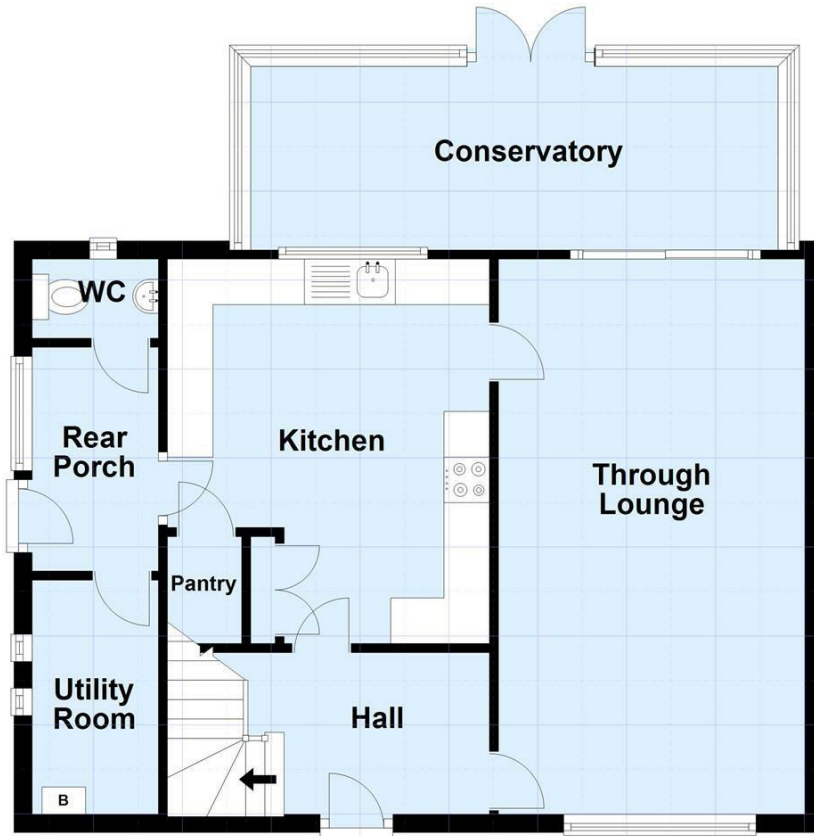
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 64.1 sq. metres (690.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)

