



**16 Primley Park Crescent, Alwoodley, Leeds, LS17 7HZ**

**Chain Free £440,000**

NO CHAIN - A lovely family house with offering superb potential. With enclosed gardens, detached garage and presentable interiors, a comfortably sized, successfully extended three bedroom semi-detached house is available to purchase. Within walking distance of highly regarded schools including the Grammar School at Leeds and Allerton High School. uPVC double glazing and gas central heating system, EPC rating D.

Accommodation includes porch, entrance hall, ground floor WC, lounge, extended dining room, conservatory, fitted breakfast kitchen with full range of integrated appliances. First floor landing, two double sized bedrooms and a single third, bathroom with bath tub and walk-in shower cubicle. Lawned and stocked gardens, driveway to garage.

The property is well-located within the popular "Primley Parks" offering established family-neighbourhood lifestyle.

## GROUND FLOOR

uPVC double glazed door into

## PORCH

With uPVC double glazed window to three sides, secure door with coloured leaded side panels into

## GROUND FLOOR WC

Low WC, corner wash basin, uPVC double glazed window

## HALL



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

## HALL



## LOUNGE

14'9" x 14'5" into bay (4.5 x 4.4 into bay)



Accessed via glazed sliding doors from the hallway, uPVC double glazed bay window to the front, feature fireplace around living-flame gas fire, central heating radiator

## LOUNGE



## EXTENDED DINING ROOM

16'0" x 12'5" max (4.9 x 3.8 max)



Feature fireplace around living-flame gas fire, uPVC double glazed doors opening into the conservatory, central heating radiator



## CONSERVATORY

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



uPVC double glazed windows on all sides with double doors opening out to the rear garden, ceramic tiled floor, central heating radiator

## EXTENDED BREAKFAST KITCHEN

16'0" x 8'10" max (4.9 x 2.7 max)



Excellent, generous range of fitted units with solid granite work tops and breakfast bar. Integrated appliances include double oven, washing machine, dishwasher, fridge, freezer, 4-ring gas hob with extractor above, sink with mixer tap, Cupboard housing gas-fired combi water and central heating boiler, uPVC double glazed windows to the rear and side with uPVC double glazed door leading out to the driveway, central heating radiator

## EXTENDED BREAKFAST KITCHEN



## FIRST FLOOR

### LANDING

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

### BEDROOM 1

12'5" x 14'5" into bay (3.8 x 4.4 into bay)



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



## BEDROOM 2

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



Built in wardrobes, uPVC double glazed window to the rear, central heating radiator

## BEDROOM 3

8'10" x 7'2" (2.7 x 2.2)



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

## BATHROOM

8'10" x 5'6" + 3'3" x 4'7" (2.7 x 1.7 + 1.0 x 1.4)



White suite of freestanding bath, walk-in shower cubicle, low WC, pedestal wash basin, heated towel rail, ceramic tiled floor and walls, uPVC double glazed windows to the rear and the side

## OUTSIDE



Lawned and stocked garden to the front, long brick driveway leading to the garage, lawned and stocked garden with patio to the rear

## DETACHED GARAGE

With up and over door to the front



## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band D

## HOW TO GET THERE

From Harrogate Road turn onto Primley Park Avenue and then right onto Primley Park Crescent

## 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.

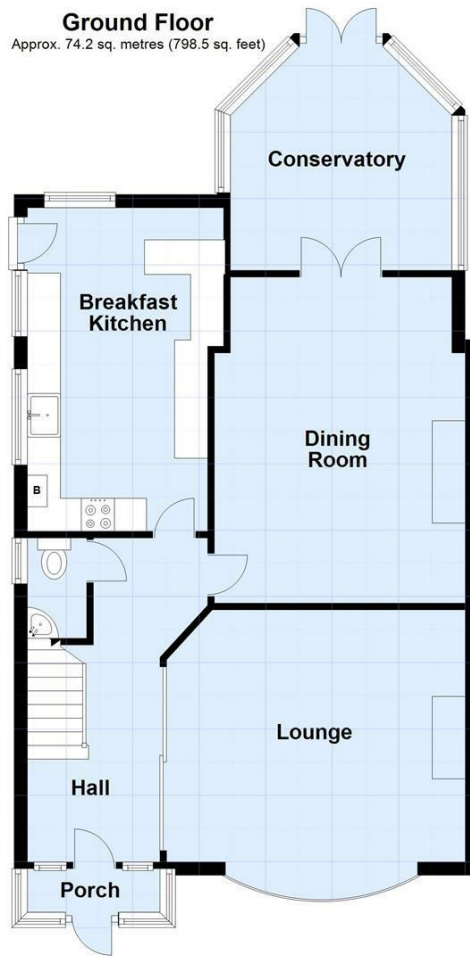
## Alan Cooke Estate Agents Ltd

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## Energy Efficiency Rating

	Current	Potential
<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>		
(55-68) <b>D</b>	<b>60</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. 74.2 sq. metres (798.5 sq. feet)



**First Floor**  
Approx. 51.5 sq. metres (554.2 sq. feet)

