



24 Buckstone Grove, Alwoodley, Leeds, LS17 5HW

Chain Free £400,000

NO CHAIN - Well located within the family-friendly "Buckstones", this is a four bedroom semi-detached house with successful loft conversion. Fully uPVC double glazed and gas central heating system, EPC rating D. Accommodation includes entrance hall, lounge, dining room, fitted kitchen. First floor landing, two double sized bedrooms and a single third all with built in wardrobes, white-suite bathroom with bath-tub and walk-in shower cubicle, separate WC. Second floor double sized bedroom. Driveway for off-street parking, enclosed lawned and stocked rear garden. Detached garage.

The house is located in a highly desirable neighbourhood in Alwoodley. As well as access to local schools including Allerton High, the property also has excellent access to local shops, well-regarded restaurants and supermarkets.

GROUND FLOOR

Secure door into

HALLWAY



Turned staircase leading up to the first floor, uPVC double glazed window, under-stairs storage cupboard containing gas-fired combi water and central heating boiler

HALLWAY



LOUNGE

14'1" x 8'10" (4.3 x 2.7)



uPVC double glazed bay window to the front, feature fireplace around living-flame gas fire

DINING ROOM

13'1" x 10'5" (4.0 x 3.2)



uPVC double glazed sliding doors leading out to the rear patio, wood flooring, central heating radiator

FITTED KITCHEN

9'2" x 7'6" (2.8 x 2.3)



Range of fitted units with corresponding work tops, plumbed for washing machine, plumbed for gas oven, stainless steel sink with mixer tap and drainer, plumbed for dishwasher, uPVC double glazed window and door leading out to the side, wood-effect laminate flooring, alcove for storage or space for fridge/freezer

FIRST FLOOR

LANDING

uPVC double glazed window, turned staircase leading up to the second floor



BEDROOM 1

14'5" x 12'1" (4.4 x 3.7)



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

BEDROOM 3

8'10" x 5'10" (2.7 x 1.8)



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

BEDROOM 2

10'2" x 9'10" (3.1 x 3.0)



uPVC double glazed window, inset store cupboard, built in wardrobes, central heating radiator

BATHROOM

7'6" x 5'10" (2.3 x 1.8)



White suite of panelled bath, walk-in shower cubicle, pedestal wash basin, heated towel rail, ceramic tiled walls, uPVC double glazed window

SEPARATE WC

White low WC, uPVC double glazed window

SECOND FLOOR



BEDROOM 4

9'10" x 9'2" (3.0 x 2.8)



uPVC double glazed window, central heating radiator

LOFT STORAGE

OUTSIDE



Paved garden to the front, driveway leading to the garage, lawned and stocked enclosed garden with patio to the rear

DETACHED GARAGE

With up and over door

TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

From King Lane turn into Buckstone Road, left onto Buckstone Avenue where Buckstone Grove is shortly on the right

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 - 11/06/2024 - 10/07/2024

Alan Cooke Estate Agents Ltd

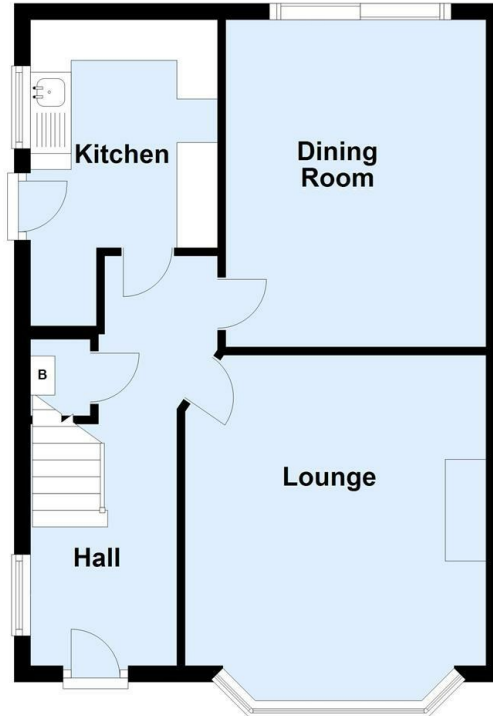
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

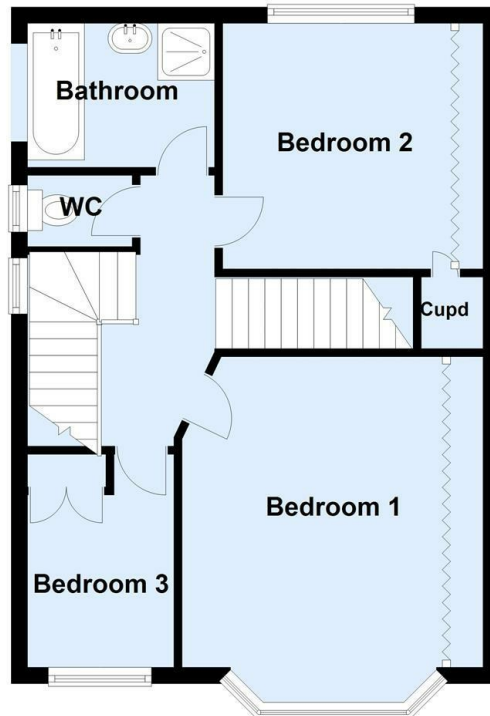
Ground Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Second Floor

Approx. 11.1 sq. metres (119.3 sq. feet)

