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## 10 Osprey Close, Alwoodley, Leeds, LS17 8XE £450,000

Set within a peaceful cul-de-sac with private enclosed lawns and beautifully presented interiors, this is a successfully extended three bedroom, two bathroom detached family house that offers excellent potential. Fully uPVC double glazed and gas central heating system, EPC rating D. Accommodation includes entrance hallway with ground floor WC, fine lounge, dining room, additional ground floor office ideal for work from home options. Well presented fully fitted extended breakfast kitchen with modern fitted appliances, highly versatile private conservatory. First floor landing, master bedroom with en-suite shower room, white bathroom suite and two other double bedrooms with built in wardrobes. Lawned and stocked private enclosed garden to the rear, large driveway to the attached garage.

The property is well located off Shadwell Lane offering superb proximity to highly rated primary and secondary schools and is within walking distance to GSAL, Wigton Moor and Highfields. Additionally, close to local shops, amenities and travel links to Leeds city centre and North Yorkshire.



#### **GROUND FLOOR**

uPVC double glazed door with glazed side panel into

#### **HALLWAY**



Central heating radiator, turned staircase leading up to the first floor

## **GROUND FLOOR WC**

6'2" x 2'11" (1.9 x 0.9)

Low WC, wash basin, uPVC double glazed window

#### **LOUNGE**

15'1" x 12'5" (4.6 x 3.8)



Beautifully presented with feature stone fireplace around living-flame gas fire, uPVC double glazed bay window to the front, coving, central heating radiator, glazed double doors opening into

## **LOUNGE**



**DINING ROOM** 

11'1" x 9'10" (3.4 x 3.0)



Double glazed sliding patio doors opening to the rear, central heating radiator, coving

## **OFFICE**

11'5" x 9'10" (3.5 x 3.0)



uPVC double glazed window to the front and sliding patio doors opening out onto the garden, electric storage heater



#### **BREAKFAST KITCHEN**



## Comprising

#### **BREAKFAST ROOM**

12'9" max x 10'2" (3.9 max x 3.1)



Range of fitted units with corresponding work tops, ceramic tiled floor, storage cupboard with access to concealed central heating radiator, breakfast bar with storage and integrated washing machine, glazed double doors opening into the conservatory and archway opening into

#### **FITTED KITCHEN**

10'5" x 7'6" (3.2 x 2.3)



Range of fitted units with black polished granite work tops, built in double oven, 5-ring gas hob with extractor hood above, inset 1.5 bowl sink with drainer, plumbed for washing machine, uPVC double glazed window to the rear

### **CONSERVATORY**

14'5" x 11'9" (4.4 x 3.6)



With uPVC double glazed windows to three sides and double doors opening out to the garden, wood flooring

#### **FIRST FLOOR**

#### **LANDING**

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

## **MASTER BEDROOM SUITE**

Comprising



## **BEDROOM 1**

14'1" x 9'10" (4.3 x 3.0)



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

## **EN-SUITE SHOWER ROOM**

5'6" x 6'6" (1.7 x 2.0)



Walk-in shower cubicle, low WC, pedestal wash basin, ceramic tiled walls, heated towel rail

## **BEDROOM 2**

12'5" x 9'10" (3.8 x 3.0)



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

#### **BEDROOM 3**

12'5" max x 9'10" (3.8 max x 3.0)



glazed window to the front

#### **BATHROOM**



Panelled bath, low WC, pedestal wash basin, uPVC double glazed window, ceramic tiled walls

## **OUTSIDE**



Lawned and stocked garden to the front, long driveway offering car parking for several vehicles leading to the garage. Enclosed private lawned and stocked gardens with patio to the rear



#### **GARAGE**

16'8" x 7'6" (5.1 x 2.3)

Attached garage with up and over door, gas-fired combi water and central heating boiler

#### **OUTSIDE**



#### **OUTSIDE**



## **TENURE**

Freehold

## **COUNCIL TAX**

Band E

#### **HOW TO GET THERE**



From Shadwell Lane turn onto Kingfisher Way. Take the second left onto Osprey Grove and then left into the Osprey Grove culde-sac

#### **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**

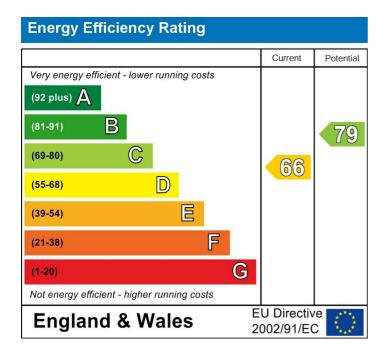
All measurements quoted are approximate.

#### **FLOORPLAN**

The floorplan is provided for general guidance and is not to scale.

## **Alan Cooke Estate Agents Ltd**

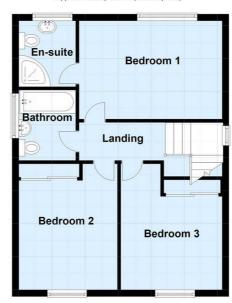
Incorporated in England 6539351







First Floor Approx. 49.5 sq. metres (532.9 sq. feet)



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