



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 heating radiator

BEDROOM 3

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



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

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

BATHROOM



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

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

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 cul-de-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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(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	



