



**23 Kingfisher Way, Alwoodley, Leeds, LS17 8XA**

**Offers In Excess Of £275,000**

Unexpectedly re-offered - No chain - A well presented, ready to move-in, two bedroom semi-detached house located on this highly popular development just off Shadwell Lane. uPVC double glazed, gas central heating system, EPC rating D.

Accommodation includes entrance porch, living room, dining kitchen, two double bedrooms with built in wardrobes, white bathroom suite. Driveway for off-street parking, low maintenance gardens.

The property is conveniently located for easy access to the amenities at Moortown Corner and Street Lane. Leeds city centre, Harrogate and Wetherby are within easy reach via public and private transport links. The area has abundant golf courses and leisure facilities including the David Lloyd Club. The property is well located within walking distance to Wigton Moor Primary School, Highfields and GSAL. Overall it is an excellent property in a good location.



## GROUND FLOOR

Steps to secure glazed door to

## RECEPTION PORCH

Door into

## LIVING ROOM

17'8" x 12'1" (5.4 x 3.7)



Wood effect laminate flooring, uPVC double glazed windows to the front and to the side, central heating radiator, turned staircase leading up to the first floor

## LIVING ROOM



## DINING KITCHEN

11'9" x 9'2" (3.6 x 2.8)



Range of fitted units with corresponding work tops, gas-fired combi water and central heating boiler, plumbed for gas oven, stainless steel sink with mixer tap and drainer, plumbed for washing machine, central heating radiator, wood effect laminate flooring, uPVC double glazed window to the side, uPVC double glazed window and door to the rear

## DINING KITCHEN



## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft



## BEDROOM 1

8'10" x 10'5" (2.7 x 3.2)



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

## BEDROOM 2

10'2" x 8'10" (3.1 x 2.7)



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

## BATHROOM



White suite of panelled bath, low WC, pedestal wash basin, part ceramic tiled walls, wood effect laminate flooring, spacious store cupboard, uPVC double glazed window

## OUTSIDE



Lawned garden to the front, driveway offering off-street parking for several vehicles. Enclosed lawned garden to the rear with patio and shed

## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band C

## HOW TO GET THERE

From Shadwell Lane turn left into Kingfisher Way where No 23 is on the left hand side

## 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 - 26/03/2024

## Alan Cooke Estate Agents Ltd

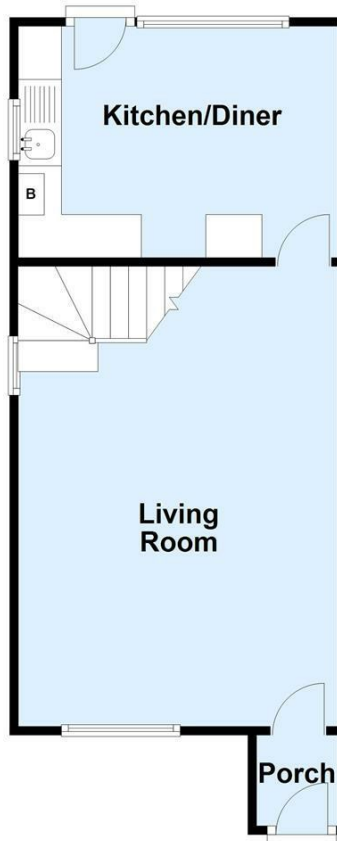
Incorporated in England 6539351

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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. 31.1 sq. metres (334.9 sq. feet)



### First Floor

Approx. 30.1 sq. metres (323.7 sq. feet)

