



88 Fir Tree Approach, Alwoodley, Leeds, LS17 7EW

Offers Over £245,000

NO CHAIN - A well located three bedroom semi-detached house with brick exterior superbly located for family convenience close to Allerton High School and high-rated primary schools. Mostly uPVC double glazed and gas combi central heating system, EPC rating C.

Accommodation includes hallway, lounge, spacious dining kitchen with storage cupboards, ground floor WC. First floor landing, two double sized bedrooms and a third single bedroom, white house bathroom. South facing lawned gardens to the rear, front driveway offering off street parking.

GROUND FLOOR

Secure timber door with double glazed side panels into

HALLWAY

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

LOUNGE

14'9" x 11'1" (4.5 x 3.4)



uPVC double glazed window to the front, gas heater, central heating radiator

LOUNGE



DINING KITCHEN

18'4" x 11'1" (5.6 x 3.4)



Range of fitted units with corresponding work tops, plumbed for washing machine, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor above, plumbed for washing machine, store cupboards, cupboard housing gas-fired combi water and central heating boiler (approx 2 years old)

DINING KITCHEN



REAR PORCH

Secure door leading out to the side driveway

GROUND FLOOR WC

Low WC, uPVC double glazed window

FIRST FLOOR

LANDING

uPVC double glazed window



BEDROOM 1

12'1" x 11'1" (3.7 x 3.4)



uPVC double glazed window, central heating radiator

BEDROOM 2

13'9" x 11'1" (4.2 x 3.4)



uPVC double glazed window, central heating radiator, cupboard

BEDROOM 3

8'10" x 7'10" (2.7 x 2.4)



uPVC double glazed window, central heating radiator

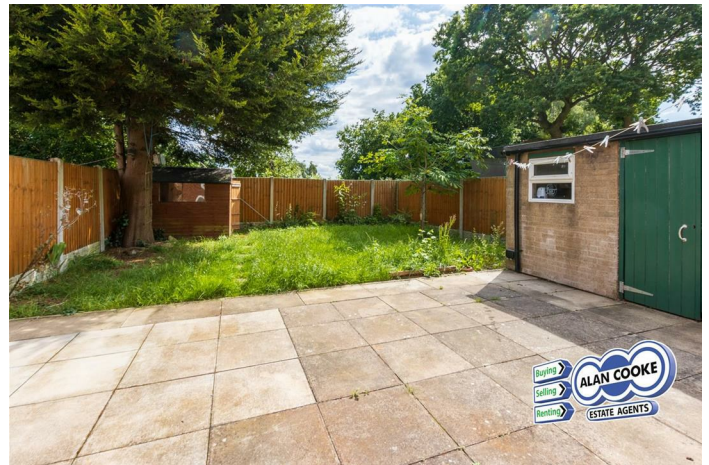
BATHROOM

7'6" x 5'6" (2.3 x 1.7)



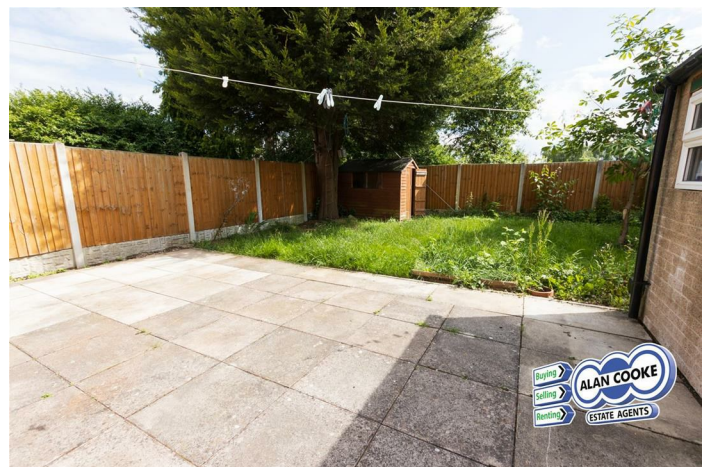
White suite of panelled bath with wall mounted electric shower, low WC, pedestal wash basin, cupboard, uPVC double glazed window, heated towel rail, ceramic tiled walls and floor

OUTSIDE



Concrete printed driveway to the front for off-street parking, gated driveway leading to the rear, lawned and stocked south facing garden with patio to the rear, storage outhouse

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band A

HOW TO GET THERE

Proceeding from King Lane towards Alwoodley, turn onto Nursery Lane and then first right onto Fir Tree Approach

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.

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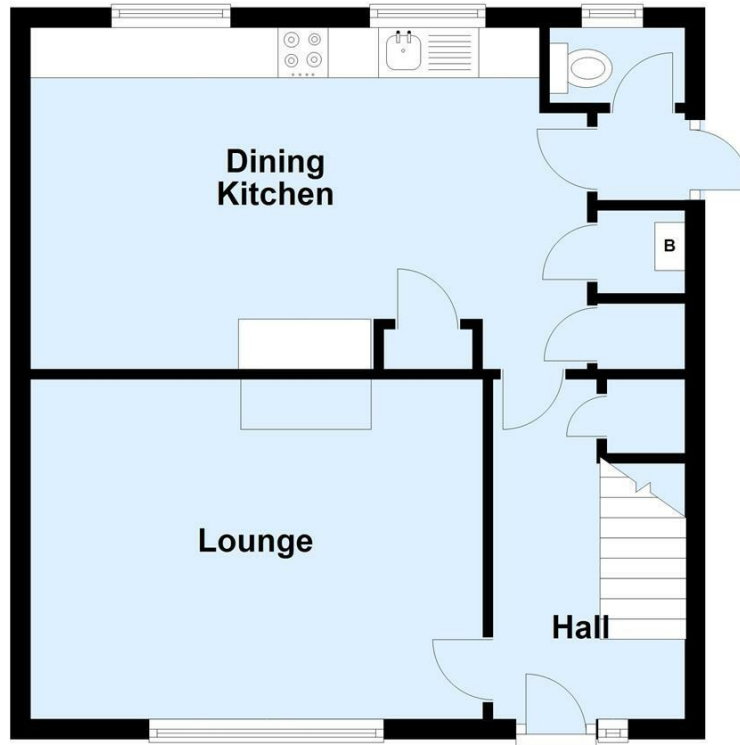
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	



Ground Floor

Approx. 45.0 sq. metres (484.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.6 sq. feet)

