



**3 Plane Tree Avenue, Alwoodley, Leeds, LS17 8UB**

**£475,000**

Offering superb well-presented family accommodation this is a four bedroom detached house with garage offering potential for further accommodation due to the side garden (subject to any necessary permissions). Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes entrance hall, fine through lounge/dining room, sitting room, fitted breakfast kitchen, rear porch and ground floor WC. First floor landing, master bedroom with en-suite shower, all bedrooms with built in wardrobes, fully tiled white bathroom suite.

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



## GROUND FLOOR

Secure uPVC door into

## ENTRANCE HALL

Turned staircase leading up to the first floor, central heating radiator

## FINE THROUGH LOUNGE

21'7" x 11'1" (6.6 x 3.4)



uPVC double glazed window to the front, uPVC double glazed double doors opening onto the rear garden, feature fireplace around living-flame gas fire, two double central heating radiators

## FINE THROUGH LOUNGE



## SITTING ROOM

11'9" x 9'10" (3.6 x 3.0)



uPVC double glazed window, central heating radiator

## BREAKFAST KITCHEN

13'9" x 9'10" (4.2 x 3.0)



Range of fitted units of white gloss doors and front with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, plumbed for washing machine, plumbed for dishwasher, built in double oven, gas hob with extractor hood above, ceramic splash back tiling, central heating radiator, uPVC double glazed window, store cupboard. Cupboard housing gas-fired central heating boiler



## BREAKFAST KITCHEN



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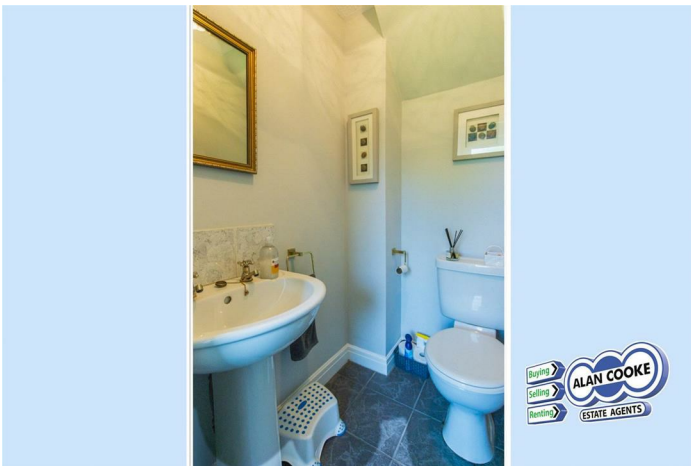
## REAR PORCH

4'11" x 2'11" (1.5 x 0.9)

uPVC double glazed door to the rear garden

## GROUND FLOOR WC

5'2" x 3'11" (1.6 x 1.2)



Low WC, pedestal wash basin

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft

## BEDROOM 1

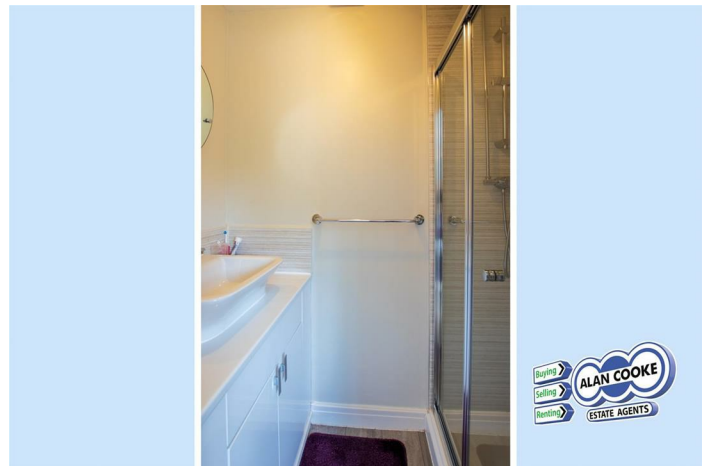
12'1" x 11'1" (3.7 x 3.4)



uPVC double glazed window to the front, built in wardrobes and dressing table, central heating radiator. Opening to

## EN-SUITE SHOWER

6'2" x 2'3" (1.9 x 0.7)



Walk-in shower cubicle, vanity wash basin

## BEDROOM 1





## BEDROOM 2

12'1" x 10'5" (3.7 x 3.2)



uPVC double glazed window to the front, built in wardrobes and dressing table, central heating radiator, cupboard housing electric water immersion cylinder

## BEDROOM 4

9'2" x 7'10" (2.8 x 2.4)



Built in wardrobes and dressing table, uPVC double glazed window, central heating radiator

## BEDROOM 3

8'10" x 9'2" (2.7 x 2.8)



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

## HOUSE BATHROOM

7'2" x 5'6" (2.2 x 1.7)



Fully ceramic tiled walls and floor, panelled bath with stand-in shower and screen, low WC, pedestal wash basin, heated towel rail

## OUTSIDE



Lawned and stocked gardens to the front, side and rear. Paved patio to the rear





## GARAGE

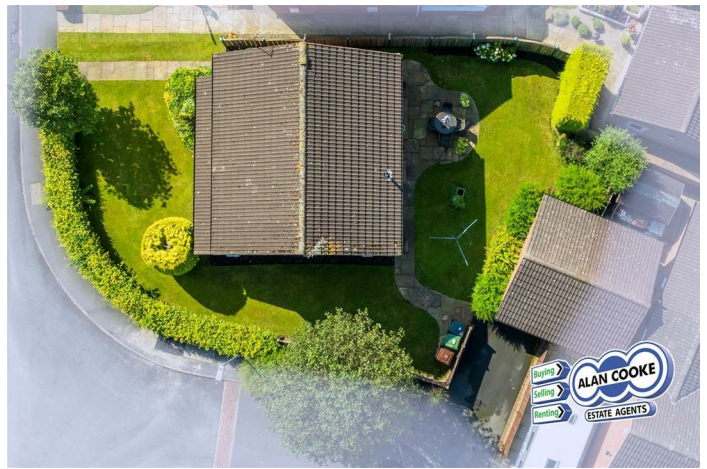


Accessible from driveway on Plane Tree Gardens. Brick semi-detached garage with up and over door

## OUTSIDE



## OUTSIDE



## OUTSIDE

## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band E

## HOW TO GET THERE

From Shadwell Lane turn onto Plane Tree Avenue where the property is immediately 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.

### Alan Cooke Estate Agents Ltd

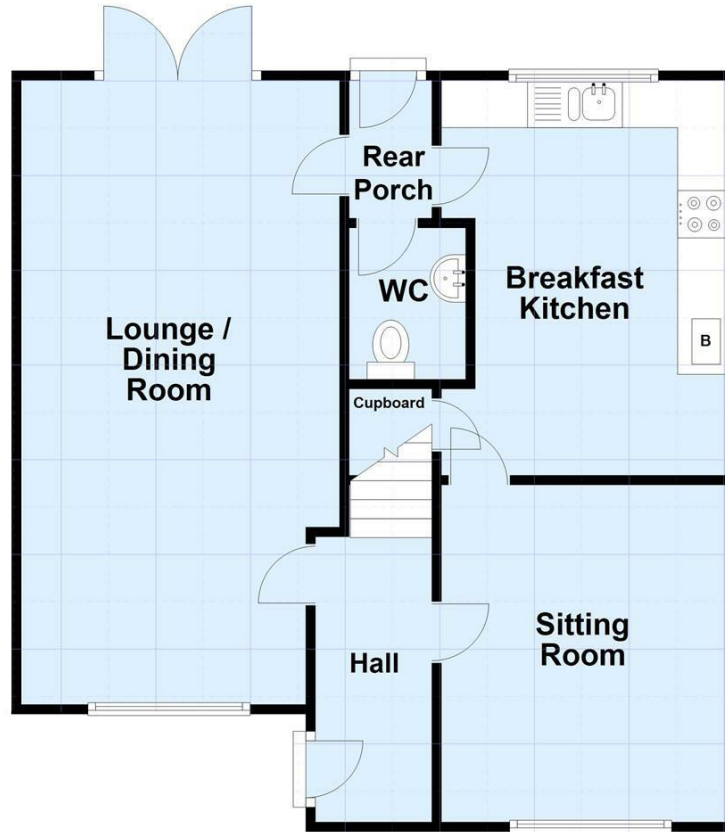
Incorporated in England 6539351

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | 80  |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | 56                         |   |
| (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<br>2002/91/EC |  |



## Ground Floor

Approx. 54.5 sq. metres (587.1 sq. feet)



## First Floor

Approx. 50.0 sq. metres (538.7 sq. feet)

