



**68 Sandhill Oval, Alwoodley, Leeds, LS17 8EE**

**£775,000**

Offering detached accommodation on one of Alwoodley's finest residential addresses. This is a superbly presented five bedroom, two bathroom detached family house enjoying an enviable private rear garden with access onto recreation grounds. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes reception porch, entrance hall, ground floor WC, fine lounge, open plan breakfast kitchen, dining room, sitting room, utility room. First floor landing, four double sized bedrooms and a single fifth bedroom, house bathroom and house shower room.

Driveway for off-street parking, superb lawned rear garden with private aspect, spacious purpose-built versatile summer house with storage. The property is well located near to the A61 Harrogate Road and offers convenient access to local schools including GSAL, travel links including the No 36 bus route and local shops and quality restaurants.



## GROUND FLOOR

Steps to uPVC double glazed door into

## RECEPTION PORCH

6'10" x 4'3" (2.1 x 1.3)

uPVC double glazed windows to three sides, secure door into

## HALLWAY



Spacious hallway with wood panelled flooring, turned staircase leading up to the first floor

## HALLWAY



## GROUND FLOOR WC

Low WC, vanity wash basin, uPVC double glazed window, part ceramic tiled walls

## FINE LOUNGE

13'5" x 12'5" (4.1 x 3.8)



uPVC double glazed bay window to the front, feature inset solid fuel fireplace, two central heating radiators, coving

## FINE LOUNGE



## SPACIOUS BREAKFAST KITCHEN

23'7" x 9'10" (7.2 x 3)



Superb open plan breakfast kitchen with private aspect overlooking the rear garden. Wood panelled floor, range of fitted units with corresponding work tops, bay window with





inset stainless steel sink with mixer tap and drainer, generous range of cupboards, large range over and multi-hob, integrated dishwasher, uPVC double glazed double doors opening on to the rear garden. Opening to the dining room

### SPACIOUS BREAKFAST KITCHEN



### SPACIOUS BREAKFAST KITCHEN



### SPACIOUS BREAKFAST KITCHEN



### SPACIOUS BREAKFAST KITCHEN



### SPACIOUS BREAKFAST KITCHEN



### SPACIOUS BREAKFAST KITCHEN





## DINING ROOM

15'8" x 11'5" (4.8 x 3.5)



uPVC double glazed window overlooking the garden, two central heating radiators, wood panelled floor

## DINING ROOM



## SITTING ROOM

13'9" x 12'1" (4.2 x 3.7)



uPVC double glazed window, central heating radiator

## UTILITY ROOM

8'6" x 4'11" (2.6 x 1.5)



Range of units with corresponding work tops, plumbed for washing machine, stainless steel sink with mixer tap and drainer

## FIRST FLOOR

### LANDING

### BEDROOM 1

13'5" x 12'5" (4.1 x 3.8)



uPVC double glazed bay window to the front, generous range of built in wardrobes, central heating radiator



### BEDROOM 1



### BEDROOM 3

8'2" x 8'6" (2.5 x 2.6)



uPVC double glazed window, central heating radiator

### BEDROOM 2

13'9" x 11'5" (4.2 x 3.5)



uPVC double glazed window with private outlook over the rear garden

### BEDROOM 4

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



uPVC double glazed window, central heating radiator

### BEDROOM 2



### BEDROOM 5

9'6" x 10'5" (2.9 x 3.2)



uPVC double glazed window, central heating radiator





## HOUSE BATHROOM

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



White suite of bath tub, walk-in shower cubicle, low WC, vanity wash basin, heated towel rail, ceramic tiled walls and floor, uPVC double glazed window, inset ceiling lighting

## SHOWER ROOM

6'6" x 6'2" (2.0 x 1.9)



Walk-in shower cubicle, low WC, vanity wash basin and cabinets, ceramic tiled floor and walls, uPVC double glazed window, heated towel rail

## OUTSIDE



Driveway for several vehicles plus lawned garden to the front. Superb private lawned garden with multi-zoned patios to the rear

## OUTSIDE



## OUTSIDE





## SUMMER HOUSE

14'9" x 13'9" (4.5 x 4.2)



Purpose-built modern summer house with bi-folding double glazed door access, wood panelled flooring

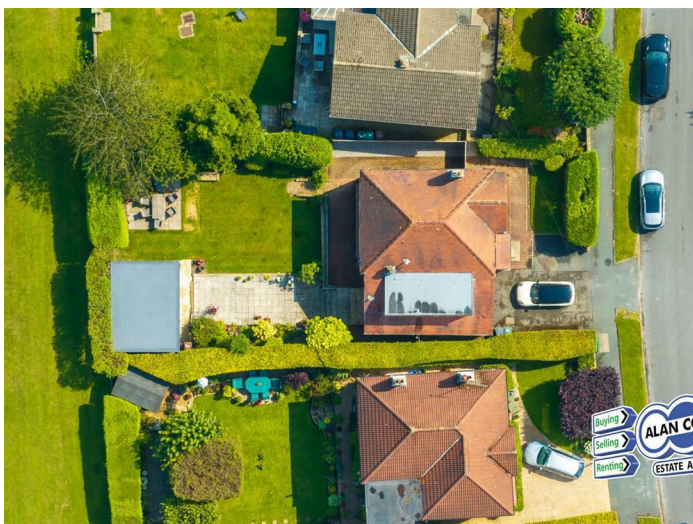
## SUMMER HOUSE



## STORE ROOM

Spacious secure store room

## OUTSIDE



## OUTSIDE



## TENURE

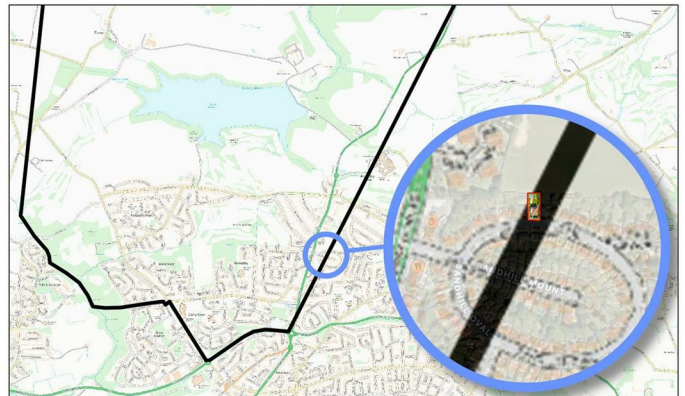
Freehold

## COUNCIL TAX

Band E

## SCHOOL CATCHMENT

Allerton High School Zone 1 Catchment Area Page 1 of 2



Leeds CITY COUNCIL

© Crown Copyright, Leeds City Council, 100019567 02022A  
Applicants living in the additional priority area are not guaranteed a place, but their application would merit the consideration priority of the school's admission policy.  
This school's catchment area has 2 zones and applicants living in either 1 or additional priority area, their applications bring in zone 2 of the catchment area.  
You can look up your individual address at [www.leeds.gov.uk/schools](http://www.leeds.gov.uk/schools) (search goes to apply to check if it is an any priority).



The property is located on the marked border defining Zone 1 Catchment Area for Allerton High School.

Information & map provided by Leeds City Council:  
[www.leeds.gov.uk/docs/Schools/map383-4032.pdf](http://www.leeds.gov.uk/docs/Schools/map383-4032.pdf)

NOTE: RESIDENCY WITHIN STATED CATCHMENT AREA DOES NOT GUARANTEE SCHOOL PLACEMENT. APPLICANTS ARE ADVISED TO SEEK ADDITIONAL INFORMATION BEFORE MAKING BUYING DECISIONS.

## HOW TO GET THERE

From Harrogate Road turn into Sandhill Mount and then right onto Sandhill Oval

## 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

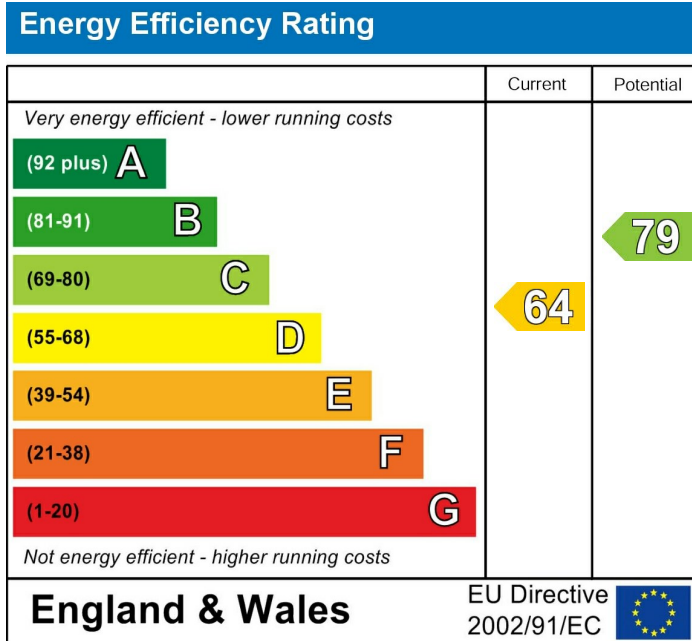
All measurements quoted are approximate.

## FLOORPLAN

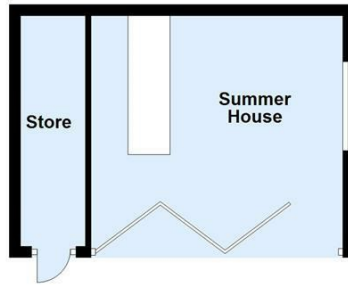
The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

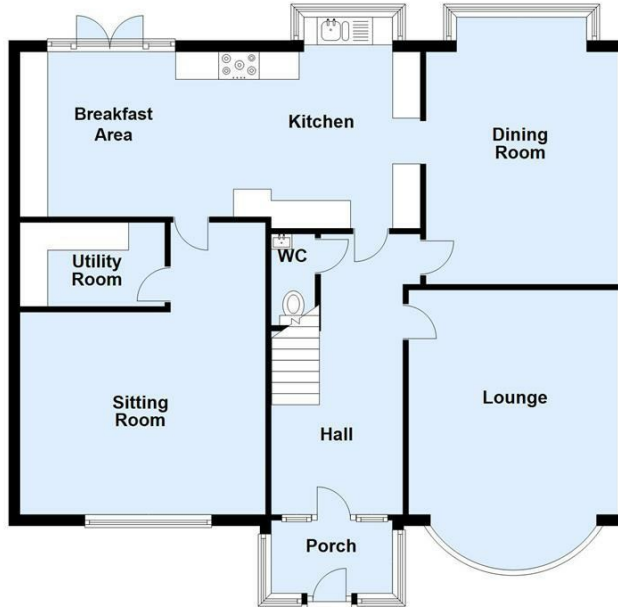
Incorporated in England 6539351







**Ground Floor**  
Approx. 119.9 sq. metres (1290.7 sq. feet)



**First Floor**  
Approx. 79.9 sq. metres (860.0 sq. feet)

