



49 Plane Tree Avenue, Alwoodley, Leeds, LS17 8UB

Chain Free £300,000

Offering a complete high-quality lifestyle from day one! This is a fully renovated two bedroom semi-detached house with fully furnished hi-spec interiors, ideal for first-time buyers. Fully uPVC double glazed and gas central heating system, EPC rating C. Accommodation includes entrance porch, spacious lounge, new fitted kitchen with complete range of integrated appliances, first floor landing, two double bedrooms with built in wardrobes, deluxe tiled shower room. Driveway to detached brick garage. The property has been recently renovated throughout with no expense spared by the current owners who, due to a change in circumstance are selling this fantastic opportunity instead of living there. The property is truly exceptional with new doors, remote controlled blinds, wood panelled flooring and newly landscaped exteriors.

The property is well located within walking distance to Wigton Moor Primary school and local shops and amenities.

GROUND FLOOR

Steps up to secure door into

PORCH

Engineered wood flooring, door into

LOUNGE

19'8" x 11'5" (6.0 x 3.5)



uPVC double glazed windows to the front, inset remote controlled living-flame gas fire, two central heating radiators, engineered wood flooring, inset ceiling lighting. Staircase leading to the first floor.

Contents included: 2 piece sofa & stool, wall mounted TV, side board, remote controlled inner and outer blinds, 3 lamps and floor rug

LOUNGE



KITCHEN

7'2" x 11'5" (2.2 x 3.5)



Superb recently installed Linear range of fitted units and corresponding work tops. Inset stainless steel sink, cupboard containing gas-fired combi water and central heating boiler. Integrated appliances include washing machine, dishwasher, built in oven, induction hob with extractor above, fridge freezer and microwave. Engineered wood flooring with underfloor heating, window blinds, inset ceiling lighting, uPVC double glazed window with door leading to the rear garden

KITCHEN



KITCHEN



FIRST FLOOR

LANDING

Ceiling hatch access to the loft, linen cupboard

BEDROOM 1

9'6" x 11'5" (2.9 x 3.5)



uPVC double glazed window to the front, built in wardrobes with sliding mirrored doors, central heating radiator.

Contents included: Double bed and mattress, remote controlled window blinds

BEDROOM 2

9'6" x 11'5" (2.9 x 3.5)



uPVC double glazed window to the rear, built in wardrobes with sliding mirrored doors, central heating radiator.

Contents included: Double bed and mattress, side table, remote controlled window blinds

SHOWER ROOM

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



Newly installed, fully tiled stylish suite of walk-in shower cubicle with glazed panel, rain-fall shower and hand shower, low WC, vanity wash basin, tiled floor with underfloor heating, heated towel rail, uPVC double glazed window

OUTSIDE



Lawned and stocked garden to the front, paved driveway leading to the rear, lawned and stocked enclosed west-facing garden with patio to the rear

GARAGE



Brick garage with remote-controlled roller-door



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

From Shadwell Lane turn onto Plane Tree Avenue



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

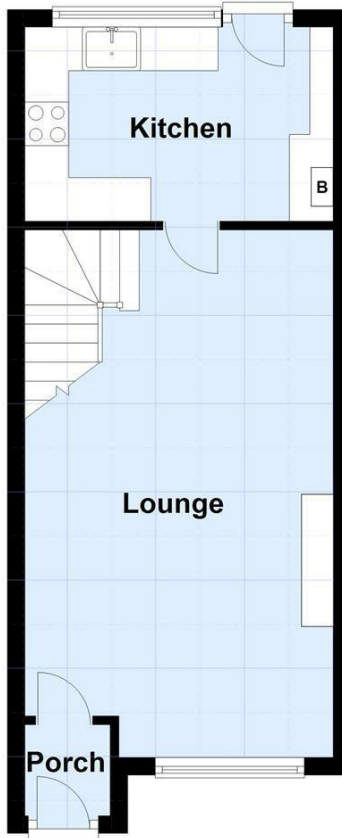
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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. 29.6 sq. metres (318.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.9 sq. feet)

