



3 Linton Road, Alwoodley, Leeds, LS17 8QQ

Chain Free £485,000

No Chain - Offering superb potential. This is an extended detached property prominently located on the corner of Linton Road and Linton Rise. The property currently features three bedrooms with a dressing room, but it could be transformed into a four bedroom property with relatively minor modifications. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes spacious lounge, extended dining room, kitchen, first floor landing, master bedroom suite with dressing room, second double bedroom and third single bedroom, coloured bathroom suite.

Outside a double width driveway leads to a double width detached garage, low maintenance patio gardens making good of the corner plot aspect. The property is well located in this highly-regarded family residential area with walking distance to local shops. School access is excellent as many top-rated primary schools and the Grammar School at Leeds are located nearby and is also convenient for bus routes to many other Yorkshire schools

GROUND FLOOR

uPVC double glazed door with side panel into

LOUNGE

12'9" x 17'8" (3.9 x 5.4)



uPVC double glazed window, turned staircase leading up to the first floor, under-stairs storage cupboard, feature fireplace around living-flame gas fire, central heating radiator. Glazed door into the dining room

LOUNGE



EXTENDED DINING ROOM

19'4" x 10'2" max (5.9 x 3.1 max)



Spacious, versatile reception room benefitting from extension. uPVC double glazed windows to the rear and side, central heating radiator. Opening into the kitchen

EXTENDED DINING ROOM



EXTENDED DINING ROOM



KITCHEN

10'5" x 8'2" (3.2 x 2.5)



Requiring updating. Range of fitted units with corresponding work tops, integrated dishwasher, plumbed for washing machine, uPVC double glazed window to the side, uPVC double glazed door leading out to the rear

FIRST FLOOR

LANDING

uPVC double glazed window to the side, ceiling hatch access to the loft

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

9'10" x 8'6" (3.0 x 2.6)



uPVC double glazed window, central heating radiator

BEDROOM 1



DRESSING ROOM

10'5" x 7'2" (3.2 x 2.2)



uPVC double glazed window, cupboard containing gas-fired combi water and central heating boiler

BEDROOM 2

12'9" x 10'2" (3.9 x 3.1)



uPVC double glazed window, central heating radiator



BEDROOM 3

7'2" x 9'6" (2.2 x 2.9)



uPVC double glazed window, central heating radiator, wardrobe fitted above stair bulkhead

BATHROOM

8'2" x 7'6" plus 5'2" x 2'11" (2.5 x 2.3 plus 1.6 x 0.9)



Coloured suite of panelled bath, low WC, pedestal wash basin, fully ceramic tiled walls

OUTSIDE



Corner plot with gravelled and paved garden with hedge border. Double width drive leading to the garage

OUTSIDE



OUTSIDE



DETACHED DOUBLE WIDTH GARAGE



With up and over door



OUTSIDE



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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OUTSIDE



Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 78 |
| (69-80) C | 64 | |
| (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 | |

TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Shadwell Lane turn onto Linton Avenue. Turn left onto Linton Grove which leads into Linton Road

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.

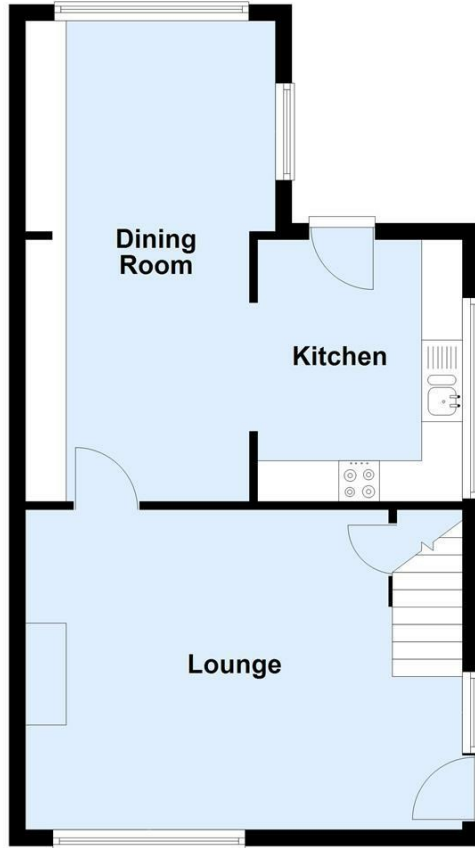
FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and



Ground Floor

Approx. 47.0 sq. metres (506.4 sq. feet)



First Floor

Approx. 47.0 sq. metres (506.1 sq. feet)

