



15 Hawks Nest Gardens West, Alwoodley, Leeds, LS17 7JF

Chain Free £475,000

NO CHAIN - Offering superb spacious family-sized accommodation in one of North Leeds most successful residential areas, this is an extended four-bedroom semi-detached house with ground floor WC, detached garage, large driveway and spacious lawned west-facing rear garden.

Accommodation includes hallway with cloaks, ground floor WC, lounge, extended dining room, breakfast kitchen. First floor landing, three double sized bedrooms and a single fourth, a bathroom with tub and shower cubicle, separate WC. Outside are spacious driveway, detached garage and rear gardens. EPC rating D.

The property is well located within this highly regarded family residential area, offering an established family neighbourhood lifestyle. It offers convenient access to local primary and secondary schools (walking distance to Allerton High School) and the Grammar School at Leeds.

GROUND FLOOR

uPVC double glazed door into

HALLWAY

Turned staircase leading up to the first floor, hall robe, central heating radiator, under stairs cloak and utility cupboard housing gas-fired combi water and central heating boiler

GROUND FLOOR WC

8'2" x 3'3" (2.5 x 1.0)

Low WC, wash basin, uPVC double glazed window, central heating radiator

LOUNGE

14'9" x 11'5" (4.5 x 3.5)



uPVC double glazed bay window to the front, feature tiled fireplace, central heating radiator

EXTENDED DINING ROOM

17'8" x 10'9" (5.4 x 3.3)



uPVC double glazed window to the rear, two central heating radiators

EXTENDED DINING ROOM



EXTENDED DINING ROOM



FITTED KITCHEN

11'1" x 11'1" plus 4'3" x 2'3" (3.4 x 3.4 plus 1.3 x 0.7)



Range of fitted units with corresponding work tops, breakfast bar, stainless steel sink with mixer tap and drainer, built in double oven, gas hob, plumbed for washing machine, plumbed for dishwasher, ceramic splash back tiling, central heating radiator, uPVC double glazed window overlooking the garden, uPVC double glazed door to the side



FITTED KITCHEN



FIRST FLOOR

LANDING

Ceiling hatch access to the loft, linen cupboard

BEDROOM 1

14'5" into bay x 11'5" (4.4 into bay x 3.5)



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

BEDROOM 2

11'9" x 10'5" (3.6 x 3.2)



uPVC double glazed window, central heating radiator

BEDROOM 3

11'1" max x 11'1" (3.4 max x 3.4)



uPVC double glazed window, central heating radiator

BEDROOM 4

8'2" x 6'10" (2.5 x 2.1)



uPVC double glazed window, central heating radiator, cupboard



BATHROOM

8'2" x 4'7" (2.5 x 1.4)



White suite of panelled bath, walk-in shower cubicle, pedestal wash basin, uPVC double glazed window, central heating radiator

SEPARATE WC

4'7" x 2'7" (1.4 x 0.8)

Low WC, uPVC double glazed window

OUTSIDE



To the front is a well presented tarmac driveway offering off-street parking for several vehicles which leads to the detached garage to the rear. The rear has pleasant well kept lawned and stocked enclosed private garden

OUTSIDE



GARAGE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Harrogate Road turn into Primley Park Lane and then left into Hawks Nest Gardens West

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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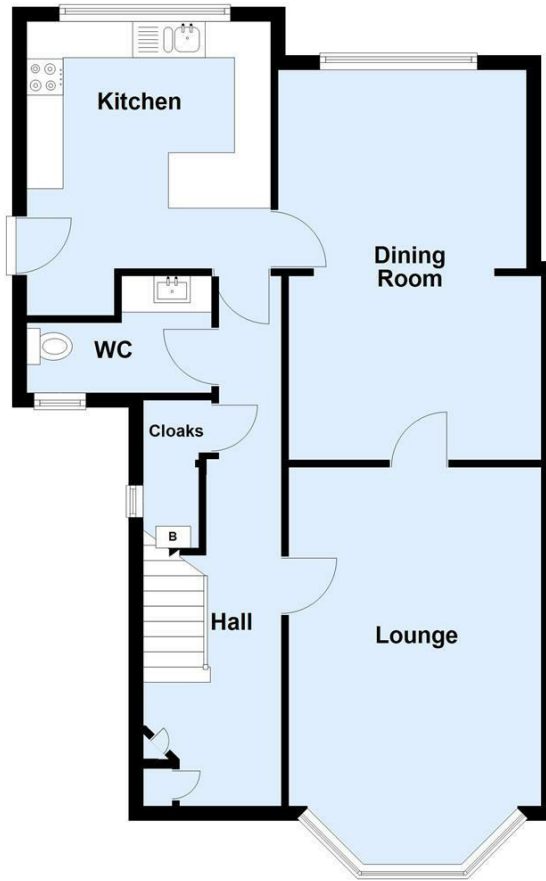
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	66	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 64.6 sq. metres (695.7 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.6 sq. feet)

