



123 Birchwood Hill, Alwoodley, Leeds, LS17 8NT

Chain Free £350,000

NO CHAIN - Featuring stunning private rear garden, versatile extended accommodation and well-maintained interiors including a new deluxe bathroom suite. This is a two bedroom semi-detached bungalow situated in this very convenient Alwoodley location.

Accommodation includes a hallway, lounge, extended modern fitted kitchen and a lovely garden room. Main bedroom, second bedroom with built in wardrobes, modern recently installed bathroom with tub and shower cubicle and a utility room. The loft space could be converted into further living space, subject to necessary planning permissions. Well-maintained private rear garden, driveway to detached garage.

The bungalow is set off the Leeds Ring Road and is close to local amenities and highly regarded primary schools.

GROUND FLOOR

uPVC double glazed door leading into

HALL

Central heating radiator, ceiling hatch access to the loft

LOUNGE

14'5" x 10'9" (4.4 x 3.3)



uPVC double glazed sliding doors to the garden room, central heating radiator

LOUNGE



BEDROOM 1

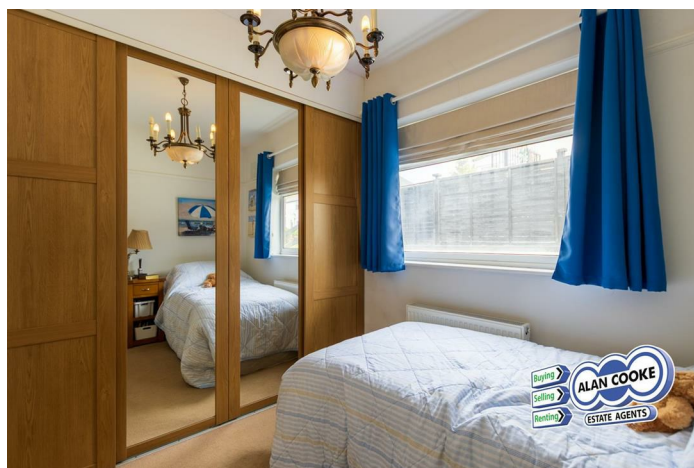
10'9" x 10'9" (3.3 x 3.3)



uPVC double glazed window to the front, central heating radiator

BEDROOM 2

10'9" x 7'10" (3.3 x 2.4)



Built in wardrobes with sliding mirror doors, uPVC double glazed window, central heating radiator



BATHROOM

7'10" x 6'2" (2.4 x 1.9)



Beautifully presented and with fully ceramic tiled walls and floor. White suite of panelled bath, walk-in shower cubicle, low WC, pedestal wash basin, central heating radiator column, uPVC double glazed window

UTILITY ROOM

6'2" x 5'2" (1.9 x 1.6)

Versatile utility and cloak room with uPVC double glazed window and plumbing for washing machine

KITCHEN

7'2" x 10'9" (2.2 x 3.3)



Well presented range of fitted units with corresponding work tops, inset sink with mixer tap and drainer, ceramic splash back tiling, built in oven, hob with extractor above, integrated dishwasher, integrated fridge/freezer, pantry store, uPVC double glazed window to the rear

KITCHEN



GARDEN ROOM

17'8" x 6'10" (5.4 x 2.1)



Lovely pleasant garden room with uPVC double glazed windows and door overlooking the garden, central heating radiator, glazed ceiling

GARDEN ROOM



OUTSIDE



Lawned and stocked garden to the front, driveway leading to the garage. Well maintained and private lawned and stocked garden to the rear with patio and awning

DETACHED GARAGE

With up and over door

OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C

AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted

HOW TO GET THERE

Birchwood Hill is accessible from either Shadwell Lane or the Ring 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 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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. 66.7m² (717.7ft²)

Garage

