



43 Primley Park Lane, Alwoodley, Leeds, LS17 7JE

£475,000

With gorgeous and well presented interiors having been fully and lovingly renovated since 2018, this is an exceptional three bedroom extended semi-detached house with generous ground floor accommodation situated on a spacious corner plot. Located in the heart of Alwoodley in this family friendly neighbourhood. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes entrance hall with ground floor WC, sitting room, extended lounge, stunning modern fitted kitchen, extended dining room, utility room, boot room and integral garage. First floor landing with ladder access to loft offering versatile storage solutions, three well-balanced bedrooms including an extended main bedroom, shower room with twin wash basins. Driveway offering off-street parking for several vehicles, lawned gardens and patio.

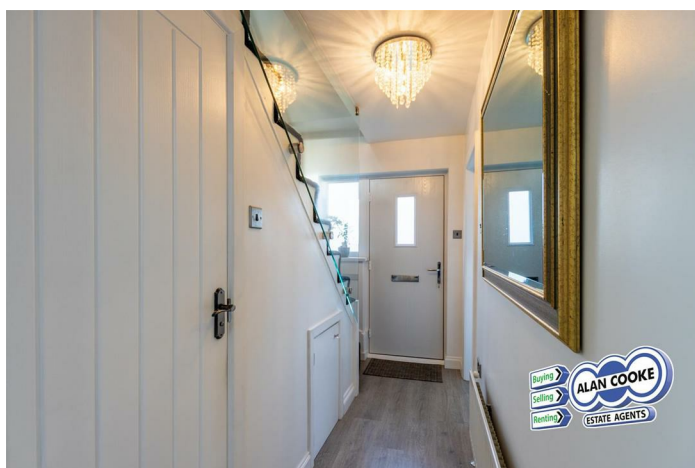
The property is conveniently located close to local shops and amenities and also close to primary and secondary schools and the Grammar School at Leeds.

GROUND FLOOR



Decked stairs with painted ironwork bannister leading up to the uPVC double glazed door with double glazed side panel to

ENTRANCE HALL



Turned staircase with glass balustrade leading up to the first floor, central heating radiator, under-stairs storage cupboard

GROUND FLOOR WC

4'11" x 2'7" (1.5m x 0.8m)



Low WC, pedestal wash basin

SITTING ROOM

14'5" max x 9'10" (4.40m max x 3.02m)



uPVC double glazed window to the front, central heating radiator

EXTENDED LOUNGE

19'0" x 13'2" max (5.8m x 4.02m max)



uPVC double glazed window to the rear, central heating radiator, inset ceiling lighting

EXTENDED LOUNGE



EXTENDED KITCHEN

18'6" x 10'9" (5.65m x 3.30m)



Superb modern range of fitted units with gloss doors and front and stone work tops and under-unit lighting, inset sink with Quooker boiling/filtered water tap and drainer, integrated dishwasher, integrated fridge, integrated freezer, electric/gas range cooker, uPVC double glazed window to the side, central heating radiator

EXTENDED KITCHEN



DINING ROOM

14'5" x 9'10" (4.4m x 3.0m)



Extended dining room with uPVC double glazed windows and doors to both sides, central heating radiator

DINING ROOM



DINING ROOM



DINING ROOM



BOOT ROOM



UTILITY ROOM

11'1" x 5'6" (3.39m x 1.70m)



With range of units and corresponding work tops, plumbed for washing machine, central heating radiator, two uPVC double glazed windows, gas-fired combi water and central heating boiler

BOOT ROOM

15'5" x 5'10" (4.7m x 1.8m)



Versatile boot room with uPVC double glazed door and glazing to the front and to the rear. Range of fitted units with corresponding work tops, central heating radiator

INTEGRAL GARAGE

16'4" x 10'5" (5.0m x 3.2m)

With uPVC double glazed window to the side and remote controlled roller door to the front

FIRST FLOOR

LANDING

Ceiling hatch with pull-down stairs allowing access to boarded loft, ideal for storage options

EXTENDED BEDROOM 1

13'3" x 10'8" (4.06m x 3.26m)



Generous range of built in wardrobes, uPVC double glazed window, central heating radiator



BEDROOM 2

13'4" x 11'1" (4.07m x 3.38m)



Central heating radiator, uPVC double glazed window, versatile storage alcove/linen store

BEDROOM 3

10'5" x 11'3" (3.18m x 3.44m)



Central heating radiator, uPVC double glazed window

BATHROOM



Walk-in shower cubicle, low WC, twin wash basins, central heating radiator, two uPVC double glazed windows, ceramic tiled walls

OUTSIDE



Attractive timber and brick wall surround with access to driveway and garage offering off-street parking for several vehicles, lawned and stocked garden to the front. Secure gated access to the side and rear. Lawned and stocked garden to the side and rear with patio and vegetable plots

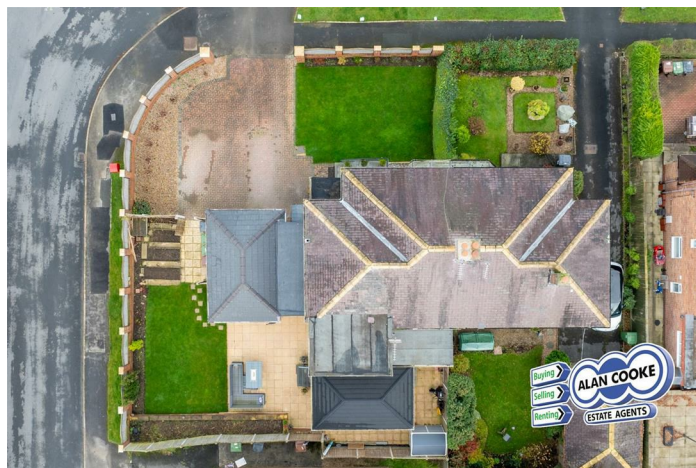
OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

Primley Park Lane is located directly off Harrogate 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

Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

