



12 Grange Court, Alwoodley, Leeds, LS17 7TX

£695,000

A TRUE FIND! Nestled in an delightful close tucked-away around a central wooded copse and surrounded by adjoining fields, woodlands and golf course. This is an immaculately presented four bedroom, two bathroom detached family house with enviable south facing private garden. Fully hardwood double glazed and gas central heating system ensuring comfort and convenience all year round, EPC rating C. Accommodation includes reception hall with cloakroom and guest WC, fine spacious lounge, dining room, modern fitted breakfast kitchen with pantry, inner hall to utility room, ground floor office, integral double width garage with remote controlled door. First floor landing, master bedroom with built in wardrobes and en-suite shower room, three additional double sized bedrooms, house bathroom with white suite. The property is located in this esteemed, central Alwoodley development close to local golf courses and offers superb access to schools including GSAL and Allerton High School, local amenities and swift pedestrian short-cuts to Eccup Reservoir walks.

GROUND FLOOR

Triple glazed hardwood front door with triple glazed side panel into

ENTRANCE HALL



Staircase leading up to the first floor, central heating radiator, inset ceiling lighting, cupboard housing hot water cylinder

ENTRANCE HALL



GROUND FLOOR WC



Hardwood double glazed window to the front, spacious cloak cupboard, low dual-flush WC, pedestal wash basin, central heating radiator, Porcelanosa ceramic tiled walls and floor

FINE LOUNGE

20'11" into bay x 12'9" (6.4m into bay x 3.9m)



Hardwood double glazed bay window to the front, two central heating radiators, inset ceiling lighting, glazed double doors opening in to the dining room

FINE LOUNGE



FINE LOUNGE



FINE LOUNGE



DINING ROOM



FINE LOUNGE



FITTED BREAKFAST KITCHEN

16'0" x 12'9" max (4.9m x 3.9m max)



DINING ROOM

9'10" x 12'9" (3.0m x 3.9m)



Superb range of fitted units of wood panelled doors and fronts with corresponding work tops and under-unit lighting, plumbed for dishwasher, Neff oven and 5-ring gas hob, extractor hood, inset 1.5 bowl sink with Franke Triflow tap with filter water cartridge, "Travertine" tiled splash back tiling, ceramic tiled floor, hardwood double glazed window overlooking the garden, spacious breakfast area for informal dining, central heating radiator, spacious pantry

FITTED BREAKFAST KITCHEN



Hardwood double glazed double doors with side panels opening onto the rear decked patio, central heating radiator, solid Oak flooring



FITTED BREAKFAST KITCHEN



OFFICE

10'9" x 9'10" (3.3m x 3.0m)



FITTED BREAKFAST KITCHEN



Hardwood double glazed window, central heating radiator

INTEGRAL GARAGE

Double width integral garage with remote controlled up and over door leading from the driveway, two double electric sockets and water supply, wall mounted gas fired condensing central heating boiler that was installed in 2018 and is under warranty until 2025, a new consumer unit was installed in 2021

FIRST FLOOR

LANDING

Ceiling hatch access via loft ladder to partially boarded loft with lighting

BEDROOM 1

16'8" x 12'9" max (5.1m x 3.9m max)



INNER HALLWAY

Opening to

UTILITY ROOM

7'2" x 5'6" (2.2m x 1.7m)



Wood fronted storage cupboards, unit with inset sink, plumbed for washing machine, ceramic tiled floor, hardwood double glazed door leading out to the rear

Generous range of built in wardrobes and bedside tables, hardwood double glazed window to the front, central heating radiator, inset alcove with dressing table



BEDROOM 1



EN-SUITE SHOWER ROOM



BEDROOM 1



BEDROOM 2

13'5" x 9'6" (4.1m x 2.9m)



EN-SUITE SHOWER ROOM

7'6" x 5'10" (2.3m x 1.8m)



Hardwood double glazed window, central heating radiator

BEDROOM 3

11'9" x 9'10" (3.6m x 3.0m)



Hardwood double glazed window, central heating radiator, built in wardrobes and dressing table



BEDROOM 4

12'1" x 7'2" (3.7m x 2.2m)



Hardwood double glazed window, central heating radiator

HOUSE BATHROOM



White suite of curved corner bath, low dual-flush WC, vanity wash basin, Porcelanosa ceramic tiled walls and floor, heated towel rail, hardwood double glazed window

HOUSE BATHROOM



OUTSIDE



Double width driveway leading to the garage, lawned front garden. Superb private, enclosed south-facing mature lawned and stocked garden. Recently installed composite decking with integral lighting. The gutters, fascias and soffits were replaced in May 2022 and have a 15-year warranty.

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band G

HOW TO GET THERE

From Harrogate Road turn down Primley Park View. At the bottom turn right onto Primley Park Road which leads to Grange Court

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.

PC - 17/03/2024


Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

OUTSIDE

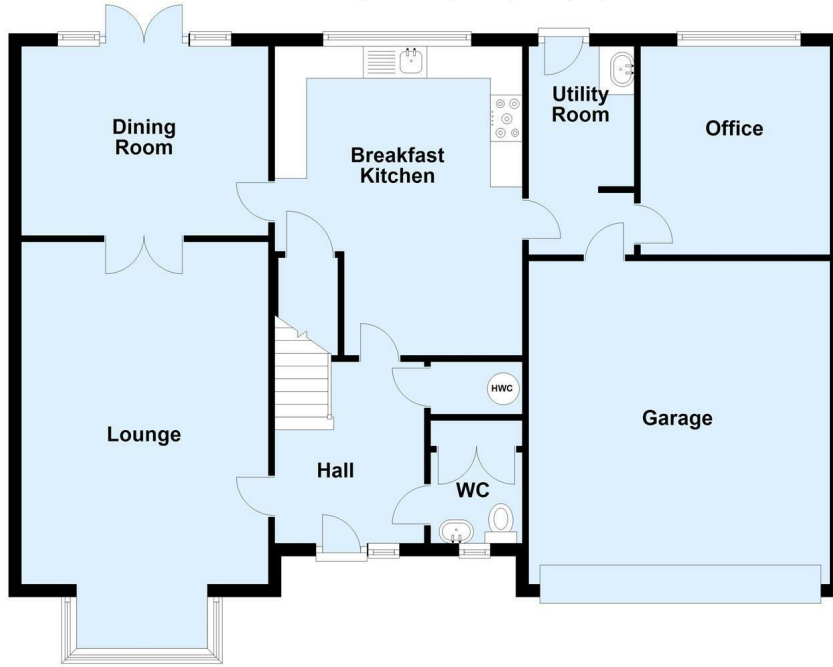


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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. 106.5 sq. metres (1145.9 sq. feet)



First Floor
 Approx. 64.6 sq. metres (695.9 sq. feet)

