



**The Avenue, Alwoodley Leeds LS17 7PQ**

**welcome to**

**The Avenue, Alwoodley Leeds**

A four/five bedroom extended semi detached house, nicely presented throughout with spacious and versatile living accommodation. With multiple reception rooms, modern and stylish kitchen and bathroom and off street parking. A great property in a desirable location.



### **Entrance Porch**

Enter from the front into the porch with space for coats and shoes and a door leading to the hallway.

### **Hallway**

With doors to all the ground floor rooms and stairs leading up to the first floor.

### **Lounge**

11' 7" x 11' 3" ( 3.53m x 3.43m )

A good size room which is open to a further living area, with laminate flooring, radiator, ceiling spotlights and a window to the front.

### **Snug/ Lounge**

A further snug/lounge which is open to the dining area, with a radiator and ceiling spotlights.

### **Kitchen/ Diner**

20' 9" x 19' 6" ( 6.32m x 5.94m )

A modern and stylish kitchen, being the real hub of this family home having a range of wall and base units with white gloss doors and complimentary work surfaces incorporating a gas hob with extractor above, sink and drainer with a metro style tiled splashback. Integrated appliances are nestled discreetly within the units including an electric oven and microwave. Stylish floor tiles continue into the dining area where there is space for a dining table and chairs. With two windows and patio doors in the kitchen along with two skylights, natural light flows through the whole of the ground floor keeping it really bright and airy.

### **Wc**

A guest toilet, always useful to have in a family home, part tiled and having a wc, wash hand basin and a window to the side.

### **Landing**

The stairs rise from the hallway onto the landing with doors to two double bedrooms, bedroom/study, bathroom and stairs leading to the second floor.

### **First Floor**

#### **Bedroom One**

14' 8" x 10' 11" ( 4.47m x 3.33m )

A spacious double bedroom positioned to the front elevation with space for free standing furniture and a double glazed window.

#### **Bedroom Two**

12' x 11' 4" ( 3.66m x 3.45m )

A further good size double bedroom positioned to the rear elevation with space for free standing furniture and a double glazed window.

#### **Bedroom Five**

Positioned to the front elevation, this room could either be to a cosy bedroom or a functional workspace, depending on buyers needs and having dual aspect windows to the front and side.

#### **Bathroom**

A modern and stylish four piece bathroom with a contemporary white suite comprising of a bath with waterfall showerhead above, wc, double wash hand basins incorporated into a vanity unit with gloss doors and a shower cabin which is the height of luxury with body jets and much more, great for winding down after a long day. With tiled walls and a window to the side.

### **Second Floor**

#### **Bedroom Three**

17' 9" x 7' 4" Limited headheight ( 5.41m x 2.24m Limited headheight )

A great size room with space for free standing furniture and two skylight windows.

#### **Bedroom Four**

11' 8" x 10' 8" ( 3.56m x 3.25m )

A good size double bedroom with space for free standing furniture and double doors open up to a Juliet balcony overlooking the garden.

#### **Wc**

With tiled walls, wc, wash hand basin set in a vanity unit, heated towel rail and a window to the rear.

### **Outside**

Enter through electric gates onto the block paved driveway providing off street parking for multiple vehicles. The block paving continues down the side of the house to the rear garden which is laid to lawn.



**view this property online** [williamhbrown.co.uk/Property/MRT106517](http://williamhbrown.co.uk/Property/MRT106517)



welcome to

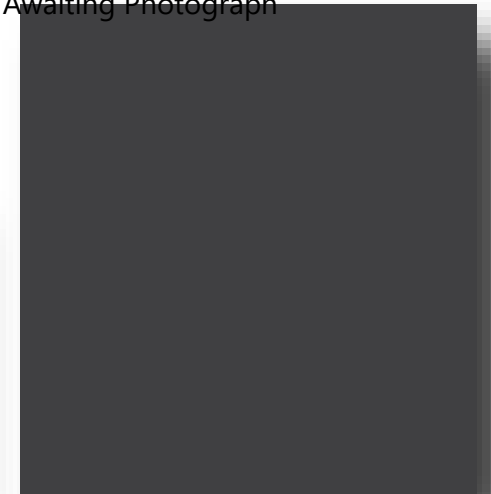
## The Avenue, Alwoodley Leeds

- Extended Four/Five Bedroom Semi Detached House.
- Spacious & Versatile Living Accommodation
- Modern Kitchen & Bathroom
- Off Street Parking & Rear Garden
- Arranged Over Three Floors

Tenure: Freehold EPC Rating: D

**£490,000**

Awaiting Photograph



**view this property online** [williamhbrown.co.uk/Property/MRT106517](http://williamhbrown.co.uk/Property/MRT106517)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
MRT106517 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



[williamhbrown.co.uk](http://williamhbrown.co.uk)