



 **4**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**



To be sold with no onward chain is this executive, four bedroom detached home located on Park Lane in Allerton Bywater. Set on a substantial plot, this superb home comprises in brief: - ground floor: - entrance hallway with under stairs storage and shoe cupboard. A wc / cloaks, kitchen, dining area, lounge and a utility room. First floor: - landing, bedroom 1 with an en-suite, three further bedrooms and a bathroom. Benefits from double glazing and gas central heating. From bedroom 2, you have access to a boarded loft with lighting, ideal for storage. Externally, the property enjoys extensive outdoor space. To the front you have a double gated tarmac driveway that provides off road parking for several vehicles. To the rear, you have a delightful garden with Sandstone patio areas, lawn, pond and a brick built outbuilding. The double garage has power, lighting and storage. This is the perfect family home with Allerton Bywater Primary School within walking distance. Brigshaw High School is also within easy reach. Call Tudor Sales & Lettings on 0113 282 3056 for more information, or to arrange a viewing.

**Kitchen** 3.11m x 5.41m (10' 2" x 17' 9")

A high quality fitted kitchen with a wide range of hardwood wall and base units. Granite worktops and upstands. Rangemaster cooker, with an extractor over and tiled splashback. Sink and tap. Integrated dishwasher. Space for American Style Fridge Freezer. Central heating radiator. Laminated flooring. Double glazed window.

**Dining Area** 3.70m x 3.45m (12' 2" x 11' 4")

Wall units. Granite worksurfaces. Laminated flooring. Central heating radiator. Double glazed window.

**Lounge**

Spacious lounge with double glazed French doors that open to the delightful rear garden. Double glazed window to the front. A feature fireplace with woodburning stove and stone surround. Coving to ceiling. Central heating radiator.

**Utility Room** 1.79m x 2.91m (5' 10" x 9' 7")

Wall and base units. Laminated worktops. Sink and tap. Central heating radiator with cover. Double glazed window. Laminated flooring.

**WC** 0.93m x 1.74m (3' 1" x 5' 9")

Vanity unit. Push button wc. Tiled walls. Double glazed window. Heated towel rail.

**Bedroom 1** 4.18m x 4.61m (13' 9" x 15' 1")

Double bedroom with fitted wardrobes. Central heating radiator. Two double glazed windows.

**En-Suite** 2.01m x 3.87m (6' 7" x 12' 8")

Fully tiled en-suite with roll top bath, his and hers vanity unit, wc and a shower cubicle. Heated towel rail. Skylight window.

**Bedroom 2** 4.71m x 4.05m (15' 5" x 13' 3")

Double bedroom with a double glazed window and central heating radiator.

**Bedroom 3** 4.03m x 2.67m (13' 3" x 8' 9")

Double bedroom with a double glazed window and central heating radiator.

**Bedroom 4** 2.22m x 2.51m (7' 3" x 8' 3")

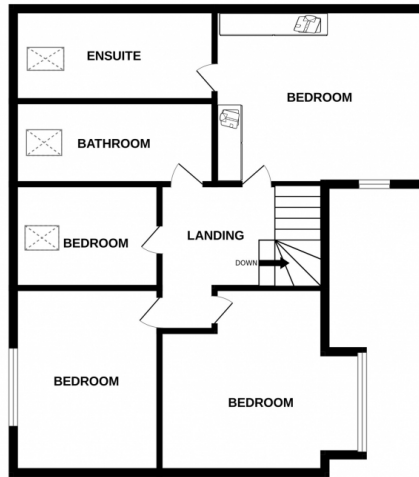
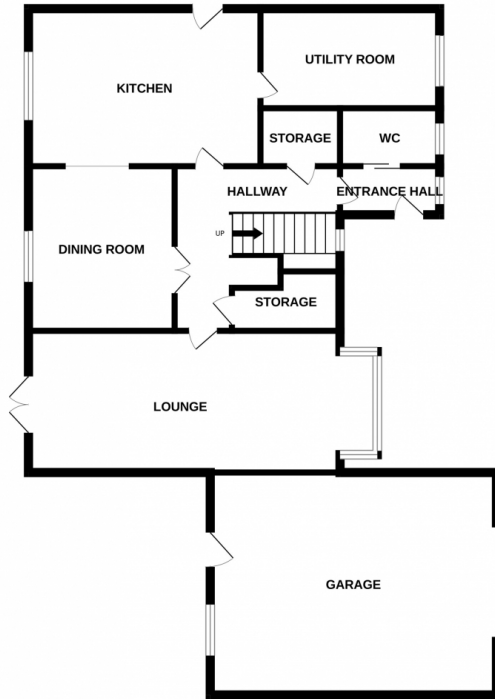
Skylight window and a central heating radiator.

**Bathroom** 2.00m x 3.18m (6' 7" x 10' 5")

Fully tiled flooring and walls. Underfloor heating. Vanity unit. Push button wc. Skylight window.

GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		82
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Allerton Bywater, WF10



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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