



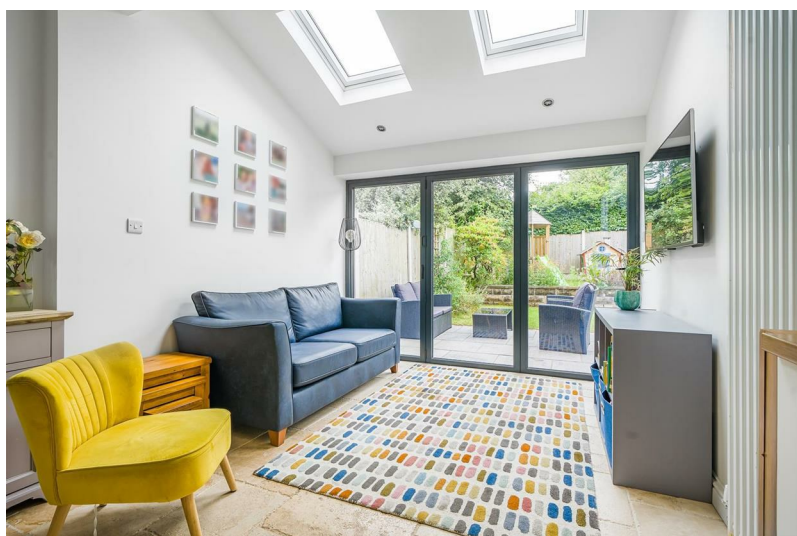
David
Phillip

5 Hodgson Avenue
Alwoodley, Leeds, LS17 8PH

- A Greatly and Tastefully Extended Semi-Detached Family Home
- Offering Four Bedrooms and Two Bathrooms on Three Floors
- Superb Open Living Family Kitchen Diner with Bi-Folding Windows
- Private Lawned West Facing Rear Garden with Patio and Greenhouse
- Garage and Drive Providing Additional Off-Street Parking
- Located in an Exclusive and Leafy North Leeds Residential Area
- Energy Performance Certificate (EPC) Rating D
- Leeds City Council Tax Band C

£475,000





Property Description

The property has an enclosed front porch which opens to the hall leading to the ground floor with a staircase to upstairs. The front facing Lounge has a fine stone fireplace surround with a multifuel stove. The bright and spacious open plan living family kitchen/diner is a stunning feature, recently extended with integrated appliances well lit by two skylights and Bi-Folding windows overlooking/opening to the private westerly facing rear garden. There are two double bedrooms and one single/home office on the first floor served by a house bathroom with a bath as well as a shower cubicle. The main bedroom on the second floor, again the product of a recent tasteful extension enjoys a delightful elevate rear aspect with a power shower over its bath in the en-suite adjoining. The accommodation is offered with a gas-fired heating system and the windows are UPVC sealed double glazed windows.

Please view our local area guide (davidphillip.co.uk) presenting Alwoodley as one of the most sought-after affluent residential areas in Northwest Leeds, close to the Outer Ring Road, approximately 5 miles from the city centre and yet only minutes driving distance from spectacular Yorkshire countryside. Local amenities include a variety of shops and with Moortown and Chapel Allerton situated nearby there are the Sainsbury's supermarket with Argos and Marks and

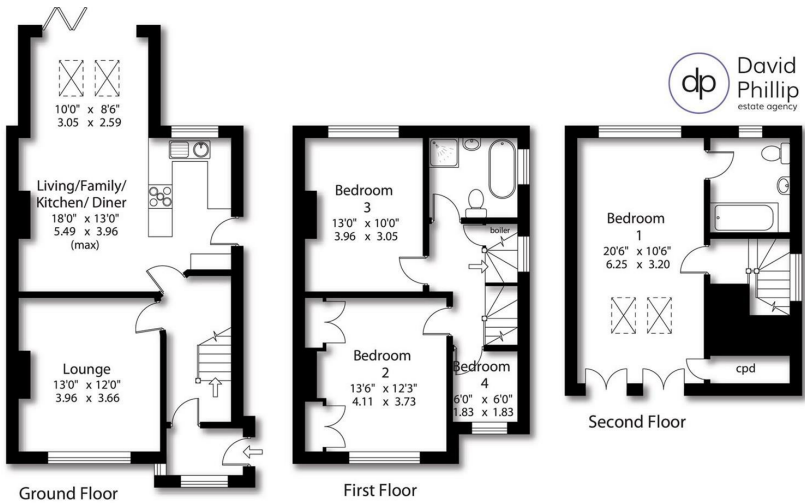


Spencer's Foodhall. There are excellent schools for all ages in both state and private sectors including Allerton High School, the Grammar School at Leeds, and primary schools. The Outer Ring Road provides access to Leeds, Bradford, York, Harrogate, and the national motorway network (A1/A1/M62) near to Wetherby making areas further afield more accessible by road. Regular bus services enable easy access into the city centre and Leeds has a major centrally located railway station enjoying nationwide links. There is the Leeds Bradford International Airport at nearby Yeadon, only approximately 10-15 minutes away by car. Recreational facilities include three golf courses close by Sand Moor (reputedly one of the most beautiful courses in the North of England), Headingley and Moortown. Eccup Reservoir is popular with walkers and other attractions being a short drive away include Roundhay Park, Harewood House and 130 acres of gardens and woodland at Golden Acre Park, not to mention several private membership leisure clubs including David Lloyd's.

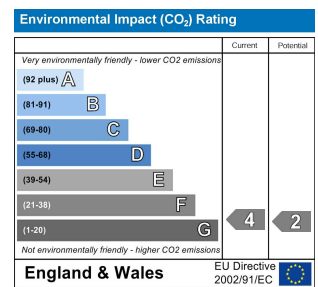
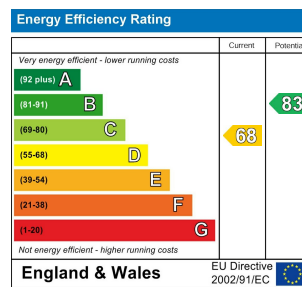


Leeds-5.5 miles, Bradford-13 miles, Harrogate-12.5 miles, Motorways-8 miles (Approx.).





Approx Gross Floor Area = 1360 Sq. Feet
 = 126.07 Sq. Metres
 For illustrative purposes only. Not to scale.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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