

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Primley Park Crescent

Alwoodley, Leeds, LS17 7HZ

Asking Price £475,000

 4  1  2  TBC

Council Tax: D



# 14 Primley Park Crescent

Alwoodley, Leeds, LS17 7HZ

Asking Price £475,000



## Entrance Hall

17'6" (max) - 16'0" (max) (5.33m (max) - 4.88m (max))

Radiators, stairs to the upper level and storage under the stairs.

## Downstairs W/C

6'9" (max) - 5'6" (max) (2.06m (max) - 1.68m (max))

Tiled floor, radiator, wash hand basin with pedestal under and w/c.

## Rear Porch

5'6" - 2'6" (1.68m - 0.76m)

Boiler and door to the side.

## Lounge

15'6" (max) - 14'10" (max) (4.72m (max) - 4.52m (max))

Gas fire with surround, radiator and bay window.

## Dining Room

19'9" (max) - 14'6" (max) (6.02m (max) - 4.42m (max))

Built in storage, radiator and sliding doors to the rear gardens.

## Kitchen Breakfast Room

16'9" (max) - 12'3" (max) (5.11m (max) - 3.73m (max))

Two composite sinks with drainers, extractor fan, radiator, tiled splash back and a range of wall and base units, with a built in breakfast table.

## Landing

12'10" (max) - 8'6" (max) (3.91m (max) - 2.59m (max))

Built in storage and stairs to the lower level.

## Master Bedroom

15'6" (max) - 12'9" (max) (4.72m (max) - 3.89m (max))

Radiator, built in wardrobes and bay window.

## Bedroom Two

12'6" - 12'0" (3.81m - 3.66m)

Radiator and built in wardrobes.

## Bedroom Three

11'6" (max) - 8'6" (max) (3.51m (max) - 2.59m (max))

Radiator and built in wardrobes.

## Bedroom Four

9'0" (max) - 7'6" (max) (2.74m (max) - 2.29m (max))

Radiator and built in wardrobes.

## House Bathroom

9'0" (max) - 9'0" (max) (2.74m (max) - 2.74m (max))

Tiled walls, corner bath, tiled shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

## Driveway

With parking for several vehicles.

## Detached Garage

Up and over door.

## Gardens

Grassed lawns, flowerbeds, plants, bushes, hedges patios, mature trees and shrubs.

**SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – FOUR BEDROOMS – DOWNSTAIRS W/C – EXCELLENT CORNER PLOT WITH POTENTIAL TO FURTHER EXTEND – GARDENS TO ALL SIDES – DRIVEWAY – DETACHED GARAGE – THREE RECEPTION ROOMS – ALWOODLEY**

Extended to the rear and side, this four bedroom semi-detached family home has enormous potential to extend further subject to the appropriate planning permissions. Located in Alwoodley, close to good and outstanding primary and secondary schools, including Allerton High School, as well as other great amenities in the area like, transport links, shops, pubs, restaurants and parks to name just a few. There are gardens to all three sides, a driveway and detached garage externally. Internally, it briefly comprises; entrance hall, downstairs w/c, rear porch, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor there are four bedrooms, landing and four piece house bathroom. Energy rating – TBC



## Road Map



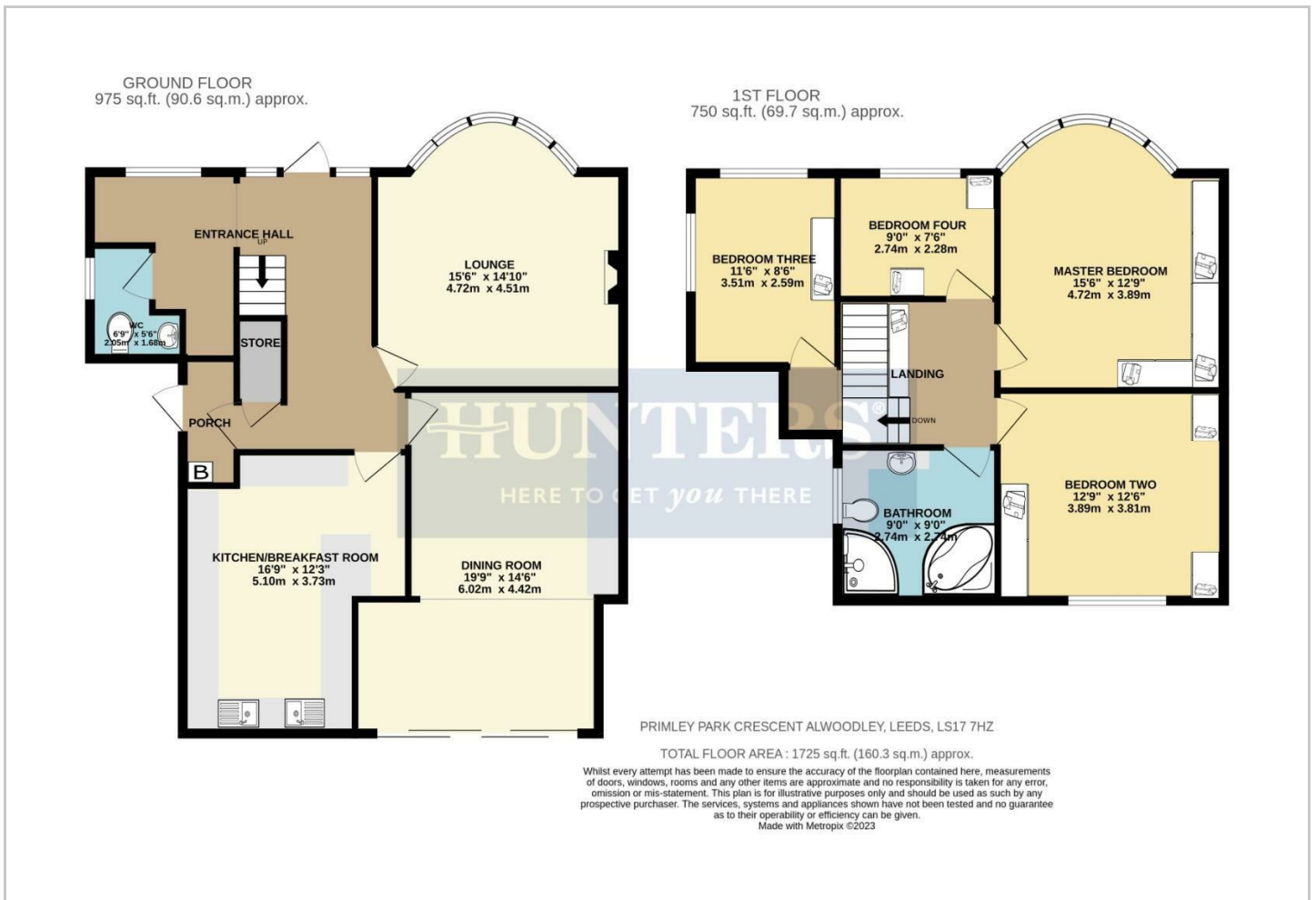
## Hybrid Map



## Terrain Map



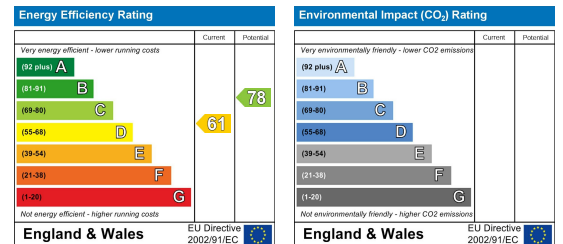
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.