

# HUNTERS®

HERE TO GET *you* THERE



## St. Andrews Walk

Alwoodley, Leeds, LS17 7TS

Asking Price £500,000



Council Tax: E



# 12 St. Andrews Walk

Alwoodley, Leeds, LS17 7TS

Asking Price £500,000



## Open Porch

## Entrance Hall

15'0" (max) - 5'9" (max) (4.57m (max) - 1.75m (max))  
Radiator and stairs to the upper level.

## Downstairs W/C

6'9" (max) - 3'9" (max) (2.06m (max) - 1.14m (max))  
Fully tiled walls and floor, wash hand basin, heated towel rail and w/c.

## Lounge

15'0" (max) - 12'3" (max) (4.57m (max) - 3.73m (max))  
Gas fire with surround, wall lights, radiator and sliding doors to the dining room.

## Dining Room

12'3" (max) - 10'3" (max) (3.73m (max) - 3.12m (max))  
Radiator.

## Sitting Room

11'6" (max) - 8'3" (max) (3.51m (max) - 2.51m (max))  
Radiator.

## Kitchen Breakfast Room

12'9" (max) - 10'3" (max) (3.89m (max) - 3.12m (max))  
Gas hob with extractor over, composite sink with drainer, fan oven, tiled splash back, radiator, door to the side of the house and a range of wall and base units.

## Conservatory

12'9" (max) - 11'6" (max) (3.89m (max) - 3.51m (max))  
Double doors to the rear garden patio.

## Landing

12'10" (max) - 9'0" (max) (3.91m (max) - 2.74m (max))  
Stairs to the lower level and access to the loft.

## Master Bedroom

12'6" (max) - 12'0" (max) (3.81m (max) - 3.66m (max))  
Radiator and built in wardrobes.

## Bedroom Two

13'6" (max) - 12'6" (max) (4.11m (max) - 3.81m (max))  
Radiator.

## Bedroom Three

12'10" (max) - 9'0" (max) (3.91m (max) - 2.74m (max))  
Radiator.

## Bedroom Four

10'6" (max) - 8'0" (max) (3.20m (max) - 2.44m (max))  
Radiator and built in wardrobes.

## House Bathroom

7'6" (max) - 6'9" (max) (2.29m (max) - 2.06m (max))  
Fully tiled walls and floor, panel bath with shower over, heated towel rail, wash hand basin and w/c.

## Front Gardens

Mainly grassed area with mature trees, plants, tree shrubs and flower beds.

## Driveway

With parking for several vehicles.

## Double Detached Garage

Powered up and over door, power and lights.

## Rear Gardens

Mainly grassed lawns with mature trees, flower beds plants, bushes, shrubs and a patio.

## Disclaimer

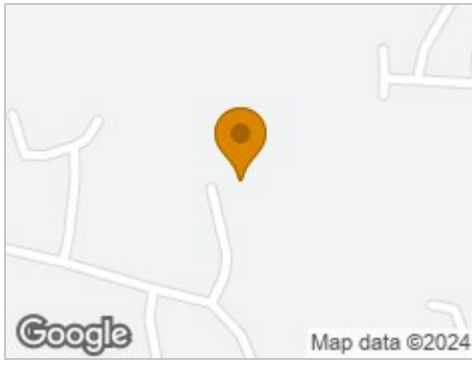
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**FANTASTIC DOUBLE PLOT – ENORMOUS POTENTIAL - DETACHED FAMILY HOME  
- FOUR DOUBLE BEDROOMS – DETACHED DOUBLE GARAGE AND DRIVEWAY –  
FABULOUS GARDENS TO ALL SIDES - THREE RECEPTION ROOMS –  
CONSERVATORY - DOWNSTAIRS W/C – ALWOODLEY**

Set in a magnificent plot, this four bedroom detached house makes a terrific family home with excellent potential to extend subject to planning permission. Located in the popular suburb of Alwoodley, the property is ideally situated for good and outstanding local schools, among other great amenities; shops, pubs, bars, restaurants and everything else Alwoodley has on offer. To the exterior there is a wonderful private back garden, a detached double garage, driveway and further gardens to the front and side of the building. The plot extends to the side of the property allowing for a sizable addition, subject to planning. Internally it briefly comprises; open porch, entrance hall, downstairs w/c, lounge, dining room, kitchen breakfast room and conservatory on the ground floor. On the first floor there are four bedrooms, landing and house bathroom. Energy rating – C



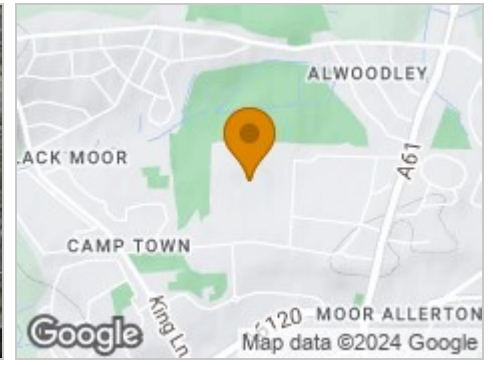
## Road Map



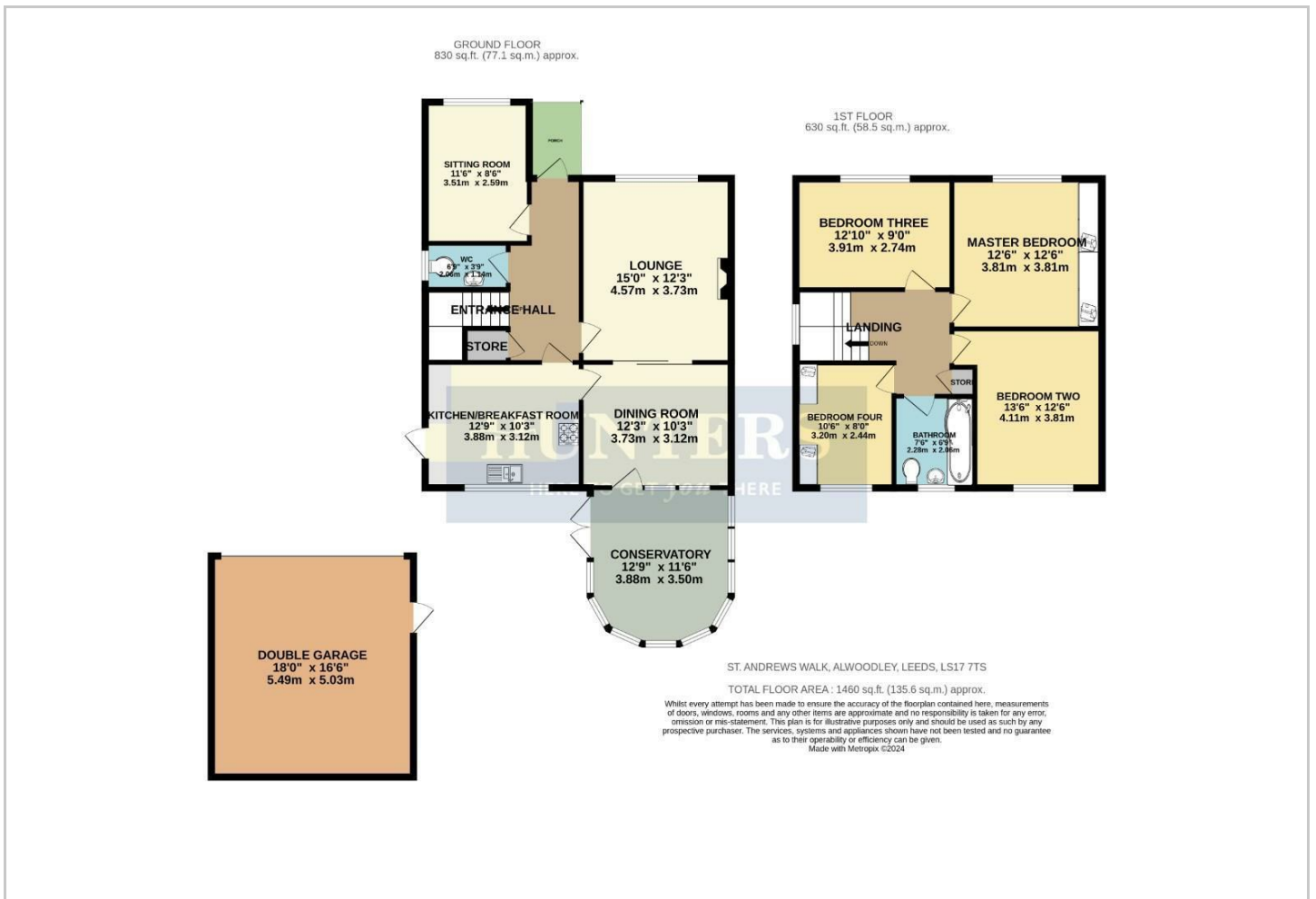
## Hybrid Map



## Terrain Map



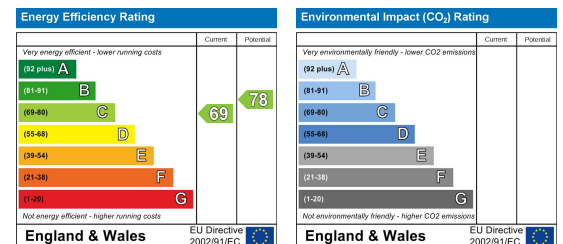
## Floor Plan



## 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.