

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Gleneagles Road

Alwoodley, Leeds, LS17 7TA

Asking Price £335,000



Council Tax: C





# 6 Gleneagles Road

Alwoodley, Leeds, LS17 7TA

Asking Price £335,000



## Porch

6'0" (max) - 2'0" (max) (1.83m (max) - 0.61m (max))  
Tiled floor.

## Entrance Hall

11'0" (max) - 6'0" (max) (3.35m (max) - 1.83m (max))  
Radiator, stairs to the upper level and under stairs storage.

## Lounge

13'0" (max) - 11'0" (max) (3.96m (max) - 3.35m (max))  
Electric fire with surround, radiator and opening to the dining room.

## Dining Room

11'0" (max) - 10'0" (max) (3.35m (max) - 3.05m (max))  
Radiator and door to the rear gardens.

## Kitchen

11'6" (max) - 7'3" (max) (3.51m (max) - 2.21m (max))  
Composite sink with drainer, hob with extractor over, fan oven, dish washer, under counter fridge, store room with socket, door to the rear gardens and a range of wall and base units.

## Landing

9'6" (max) - 8'6" (max) (2.90m (max) - 2.59m (max))  
Stairs to the lower level.

## Store Room

3'6" (max) - 2'3" (max) (1.07m (max) - 0.69m (max))

## Master Bedroom

12'0" (max) - 9'3" (max) (3.66m (max) - 2.82m (max))  
Radiator and built in wardrobes.

## Bedroom Two

10'9" (max) - 10'6" (max) (3.28m (max) - 3.20m (max))  
Radiator and built in storage.

## Bedroom Three

10'0" (max) - 6'6" (max) (3.05m (max) - 1.98m (max))  
Radiator and built in storage housing the boiler.

## Bathroom

8'0" (max) - 6'6" (max) (2.44m (max) - 1.98m (max))  
Tiled walls, panel bath with shower over, wash hand basin, heated towel rail and w/c.

## Loft Room

17'3" (max) - 10'6" (max) (5.26m (max) - 3.20m (max))  
Velux windows, eaves storage, radiator, power and lights.

## Front Garden

Grassed lawns, flower beds, plants and shrubs.

## Driveway

With parking for several vehicles.

## Detached Garage

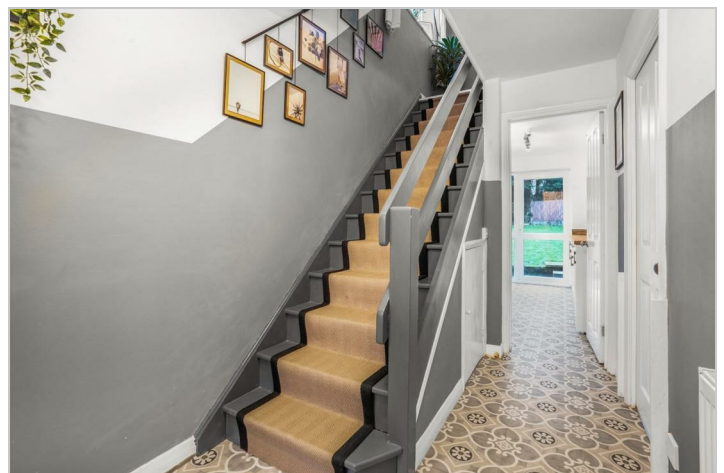
17'10" (max) - 8'3" (max) (5.44m (max) - 2.51m (max))  
Up and over door.

## Rear Garden

South facing. Grassed lawns, patio area, plants, shrubs, trees and bushes.

FANTASTIC FIRST TIME BUYER OPPORTUNITY – WONDERFUL FAMILY HOME – IN EXCELLENT MOVE IN READY CONDITION – SEMI-DETACHED HOUSE – THREE BEDROOMS – SOUTH FACING GARDENS TO THE REAR – DETACHED GARAGE – DRIVEWAY – CUL-DE-SAC LOCATION IN ALWOODLEY – LOFT ROOM IDEAL FOR HOME OFFICE OR PLAY ROOM

This move-in-ready, three-bedroom semi-detached house is an ideal family home or a fantastic first-time purchase. Offering a well-appointed living space, it's also a great investment for anyone seeking a comfortable and versatile property. Situated on a quiet cul-de-sac in the heart of Alwoodley, this home is perfectly located near top-rated primary and secondary schools, parks, shops, cafes, restaurants, bars, pubs, and excellent transport links – everything you need is just a stone's throw away. Externally, the property features generously sized gardens to both the front and rear, offering ample space for outdoor activities or potential landscaping. The front garden is well-maintained, and the south facing rear garden provides a private retreat, perfect for entertaining or relaxation. Additionally, there's a driveway and detached garage. This house also offers the potential for extension to the side or rear, subject to planning permission, giving you the opportunity to further enhance the space. Inside, you'll find a welcoming porch, entrance hall, spacious lounge, dining room, and a modern kitchen on the ground floor. Upstairs, there are three well-proportioned bedrooms, landing and a family bathroom. The converted loft, complete with power and central heating, provides an ideal space for a home office or playroom. With plenty of potential, ample outdoor space, and a prime location, this home offers a superb opportunity for family living and beyond. Energy Rating - D





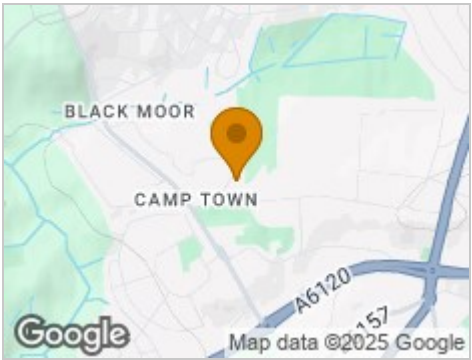
Road Map



Hybrid Map



Terrain Map



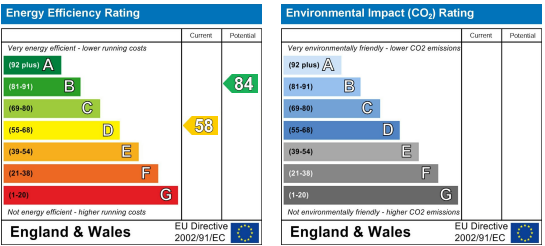
Floor Plan



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.