



**HUNTERS®**  
HERE TO GET *you* THERE

**6 Mount Gardens, Alwoodley, Leeds, LS17 7QN**  
Energy Rating: TBC | Council Tax Band: D  
Asking Price £335,000



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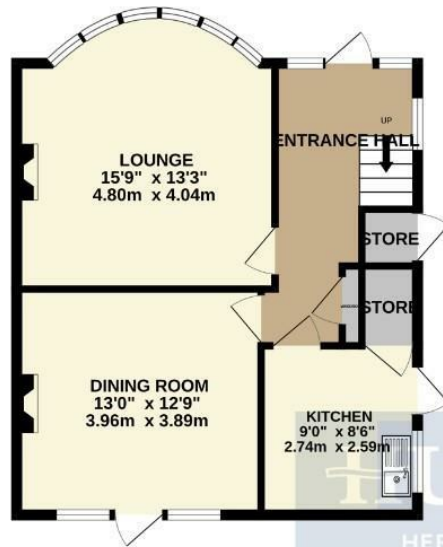
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CASH BUYERS ONLY - IN NEED OF MODERNISATION - SEMI-DETACHED HOUSE – THREE BEDROOMS  
– EXCELLENT LARGER THAN AVERAGE PLOT – GARDENS TO THE FRONT AND REAR – DRIVEWAY –  
DETACHED GARAGE - CUL-DE-SAC LOCATION IN ALWOODLEY - NO CHAIN

In need of extensive renovation, this three bedroom semi-detached house has enormous potential and is available with no chain. Located on a quiet cul-de-sac in Alwoodley, the property is close to good and outstanding primary and secondary schools, cafes, bars, restaurants pubs, shops and transport link to name just some of the local amenities close by. There are expansive gardens to the rear, a driveway, detached garage and further gardens to the front, externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing, separate w/c and bathroom. Energy Rating - TBC

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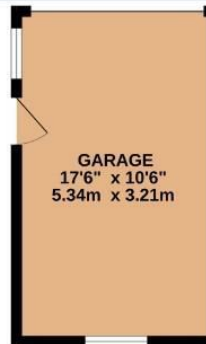
GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



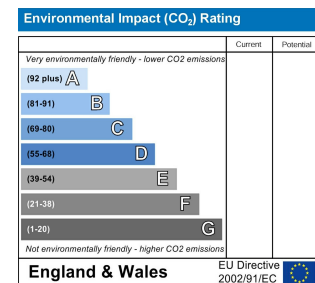
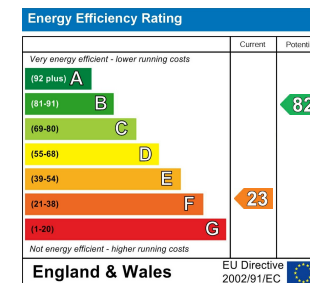
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MOUNT GARDENS, ALWOODLEY, LEEDS, LS17 7QN

TOTAL FLOOR AREA : 1060 sq.ft. (98.5 sq.m.) approx.

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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**Entrance Hall**

16'3" (max) - 8'6" (max)

Stairs to the upper level, original wall panels and built in cloak room.

**Lounge**

15'9" (max) - 13'0" (max)

Gas fire with surround and bay window.

**Dining Room**

13'0" (max) - 12'9" (max)

Gas fire with surround and door to the rear garden patio.

**Kitchen**

9'0" (max) - 8'6" (max)

Stainless steel sink with drainer, store cupboard and door to the side.

**Landing**

11'9" (max) - 8'6" (max)

Stairs to the lower level.

**Master Bedroom**

15'9" (max) - 13'3" (max)

Bay window.

**Bedroom Two**

13'0" (max) - 12'9" (max)

With views over the gardens.

**Bedroom Three**

8'0" (max) - 7'6" (max)

**Separate W/C**

5'0" (max) - 3'0" (max)

W/c.

**Bathroom**

8'6" (max) - 5'9" (max)

Store room housing the hot water tank, panel bath and wash hand basin.

**Front Garden**

Bushes, trees, plants and flower beds.

**Driveway**

With parking for several vehicles.

**Detached Garage**

17'6" (max) - 10'6" (max)

Up and over door, water, power and lights.


**Rear Garden**

Grassed lawns, trees, hedges, flower beds, plants and shrubs. Patio area.

**Disclaimer**

The vendor has not approved these brochure details.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>23</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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. 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.



















