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6 St. Andrews Croft, Alwoodley, Leeds, LS17 7TP

Energy Rating: TBC | Council Tax Band: E

Offers Over £575,000

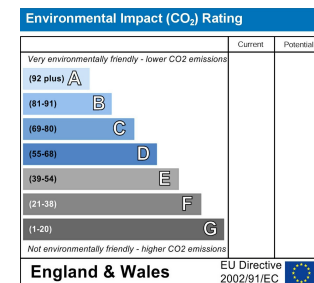
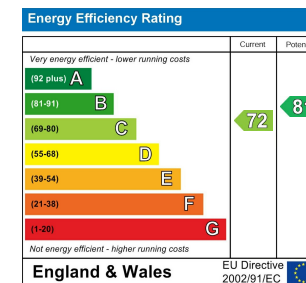
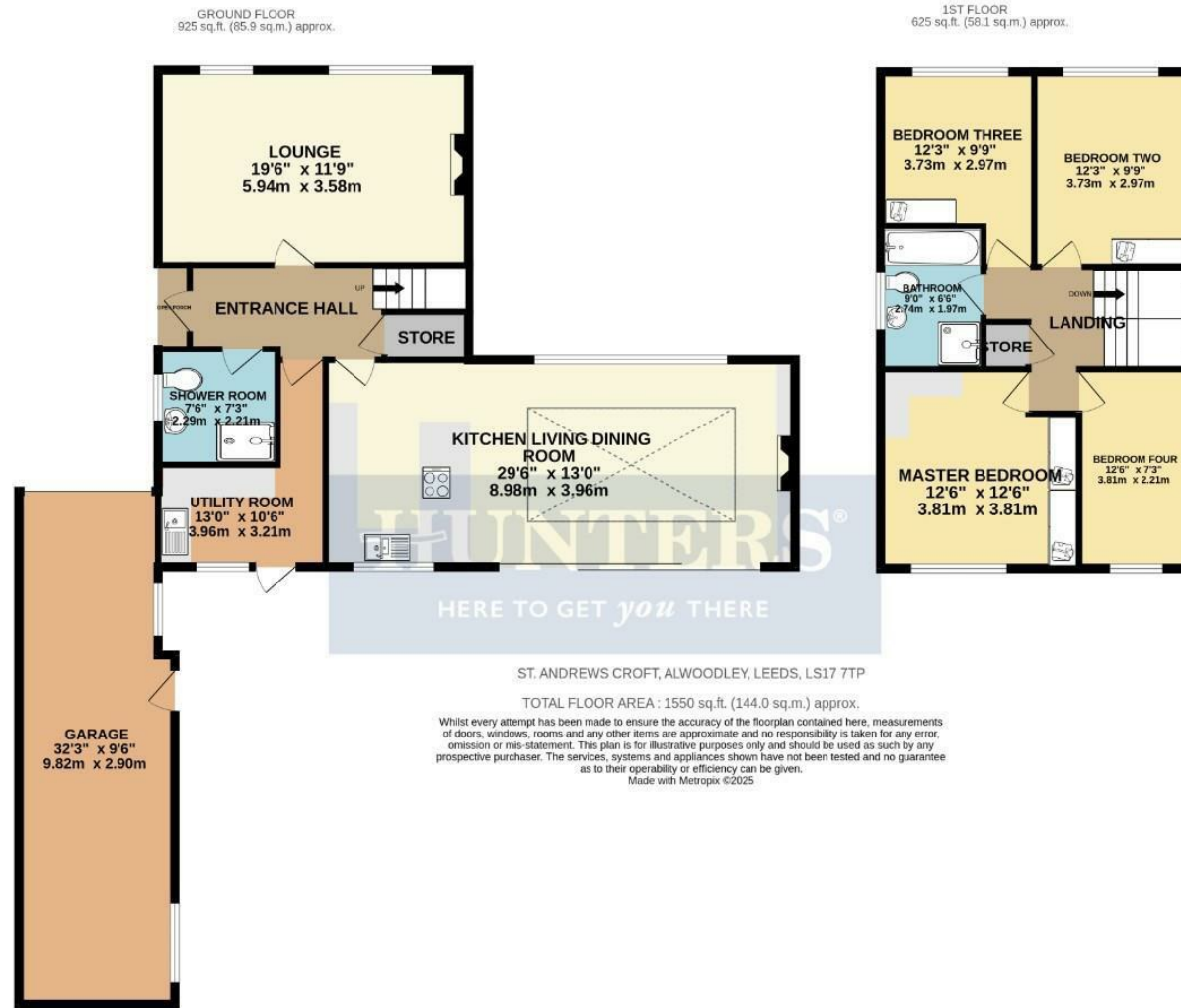
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IMMACULATE MOVE IN READY PROPERTY – SUPERB EXTENDED DETACHED HOUSE – EXCELLENT FAMILY HOME – MAGNIFICENT OPEN PLAN KITCHEN LIVING DINING ROOM – FOUR DOUBLE BEDROOMS – TWO BATHROOMS – EXQUISITE GARDENS TO ALL SIDES IN LARGER THAN AVERAGE PLOT – UTILITY ROOM – TANDEM GARAGE AND DRIVEWAY – ALWOODLEY

Having been extended to the side and renovated to a great standard, this four bedroom, two bathroom detached house makes a terrific family home and ticks all the boxes. Located in a quiet cul-de-sac in the heart of Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, parks, restaurants pubs, bars and transport links to name just some of the great amenities in the area. Set in a larger than average plot, with beautiful mature trees, there are fabulous gardens to all sides, a driveway and tandem garage externally. Internally, it briefly comprises; open porch, entrance hall, store room under the stairs, shower room, utility room, lounge and open plan living kitchen dining room on the ground floor. On the first floor there are four double bedrooms, landing and four piece house bathroom. Energy Rating - TBC

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Open Porch

5'3" (max) - 2'0" (max)

Entrance Hall

17'6" (max) - 6'0" (max)

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

Store Room

5'6" (max) - 3'0" (max)

Shower Room

7'6" (max) - 7'3" (max)

Shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Living Room

19'6" (max) - 11'9" (max)

Radiator and electric fire with surround.

Kitchen Living Dining Room

29'6" (max) - 13'0" (max)

Kitchen Area

Inset stainless steel sink to granite work surfaces, induction hob with extractor hood over, integrated fridge freezer, integrated dish washer, microwave oven combo, fan oven, breakfast bar and a range of wall and base units.

Living Dining Area

Oversized sliding doors to the rear gardens, orangery sky light roof, feature electric fire with surround, built in storage and radiators.

Utility Room

13'0" (max) - 10'6" (max)

Stainless steel sink with drainer, radiator, plumbing for washer and dryer, door to the rear garden and a range of wall and base units.

Landing

13'0" (max) - 9'3" (max)

Radiator, loft access and stairs to the lower level.

Store Room

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

Master Bedroom

12'6" (max) - 12'6" (max)

Radiator, built in dresser and built in wardrobes.

Bedroom Two

12'3" (max) - 9'9" (max)

Radiator and built in wardrobes.

Bedroom Three

12'3" (max) - 9'9" (max)

Radiator and built in wardrobes.

Bedroom Four

12'6" (max) - 7'3" (max)

Radiator.

Bathroom

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

Half tiled walls and tiled floor, panel bath, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Front Gardens

Mainly grassed area with mature trees and evergreens bordering. Plants, tree shrubs and flower beds.

Driveway

With hard parking for several vehicles. Leading to garage.

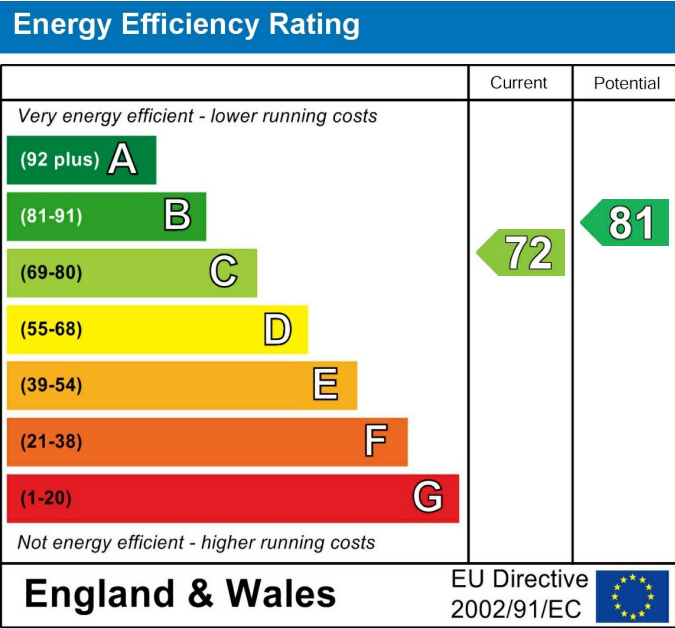
Tandem Garage

32'3"(max) - 9'6" (max)

Up and over garage door, boiler, door to the gardens, power and lights.

Rear Gardens

Grassed lawns, mature trees, including Monkey Puzzle trees, bushes, hedges, flower beds, potting area, patio area and walkway to the side.



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.









