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HERE TO GET *you* THERE

49 Primley Park Grove, Alwoodley, Leeds, LS17 7LL

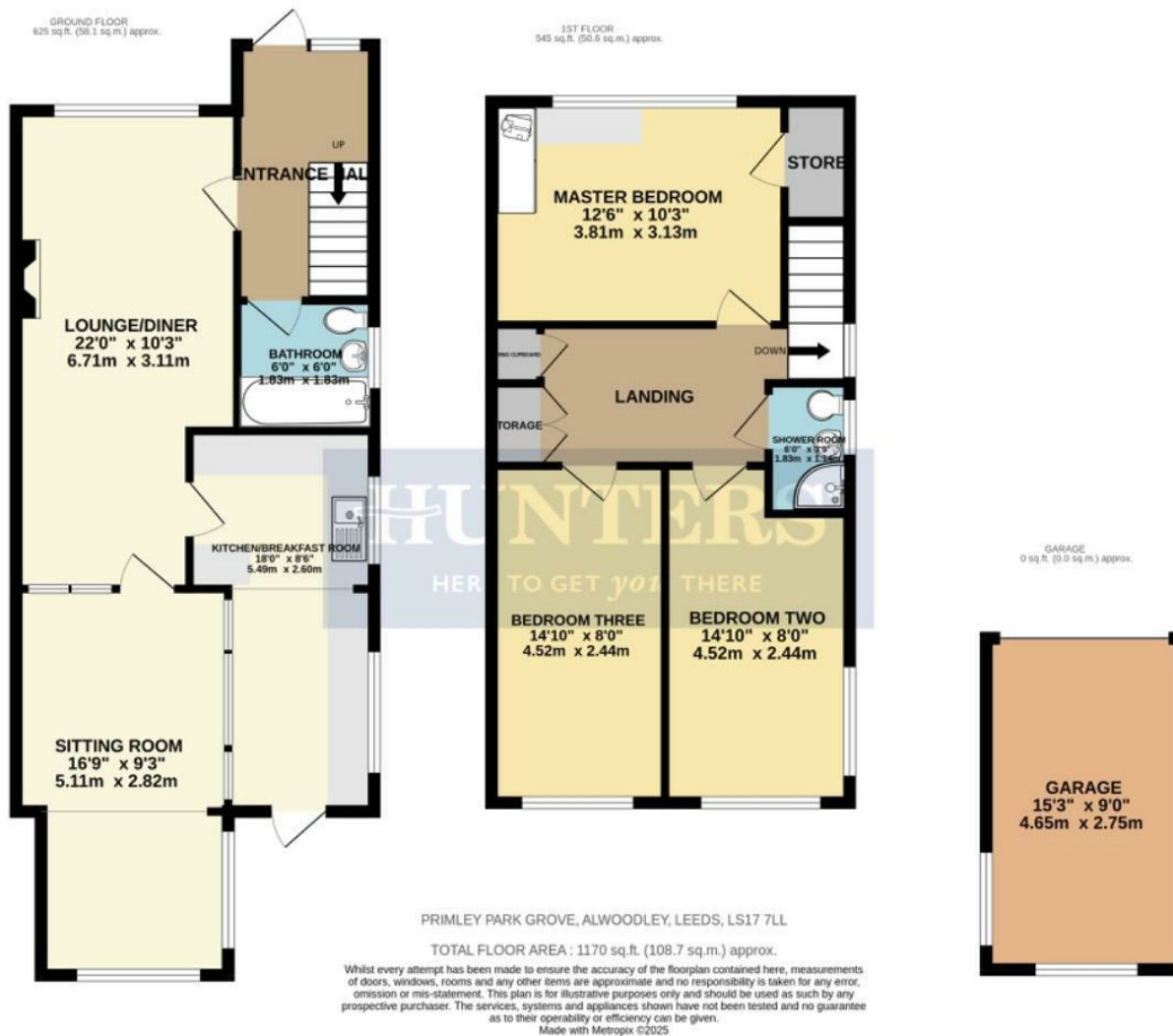
49 Primley Park Grove, Alwoodley, Leeds, LS17 7LL

Asking Price £325,000

EXTENDED SEMI-DETACHED HOUSE – THREE DOUBLE BEDROOMS – IN NEED OF MODERNISATION BUT WITH GREAT POTENTIAL – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – TWO BATHROOMS – ALWOODLEY – NO CHAIN

In need of modernisation, but with huge potential, this three double bedroom, two bathroom family home is an ideal opportunity for anyone looking for well appointed space in a great area. Located in the heart of Alwoodley, the property is close to good and outstanding primary and secondary schools, including Allerton High School, as well as other great amenities such as, parks, nature walks, shops, bars, restaurants, pubs and transport links. There are gardens to the front and rear, a detached garage and driveway externally. Internally, it briefly comprises; entrance hall, bathroom, lounge dining room, sitting room and kitchen breakfast room on the ground floor. On the first floor there are three double bedrooms, shower room, landing and store rooms. Energy Rating - TBC

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	24	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

Entrance Hall

11'9" (max) - 6'0" (max)
Radiator and stairs to the upper level.

Bathroom

6'0" (max) - 6'0" (max)
Panel bath, wash hand basin and w/c.

Lounge Dining Room

22'0" (max) - 10'3" (max)
Gas fire with surround.

Sitting Room

16'9" (max) - 9'3" (max)
Radiator.

Kitchen Breakfast Room

18'0" (max) - 8'6" (max)
Tiled floor, door to the rear, stainless steel sink with drainer, radiator and a range of wall and base units.

Landing

14'0" (max) - 11'0" (max)
Loft access and stairs to the lower level.

Airing Cupboard

2'6" (max) - 2'3" (max)
Housing the hot water tank.

Store Room

4'6" (max) - 2'3" (max)

Master Bedroom

12'6" (max) - 10'3" (max)
Built in wardrobes and dresser.

Bedroom Two

14'10" (max) - 8'0" (max)
Duel aspect windows.

Bedroom Three

14'10" (max) - 8'0" (max)
Window overlooking the rear gardens.

Shower Room

6'0" (max) - 3'9" (max)
Shower cubicle with glass enclosure, wash hand basin and w/c.

Front Garden

Grassed lawns, mature hedges, bushes and flower beds.

Driveway

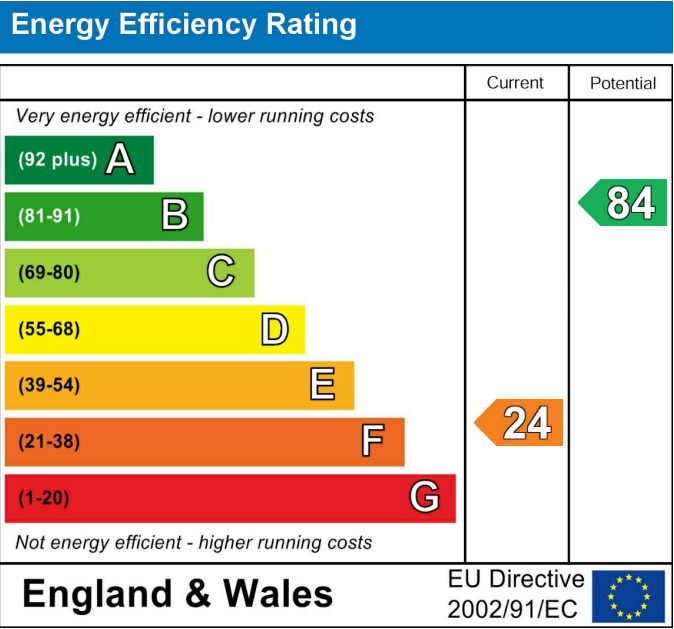
With parking for several vehicles.

Detached Garage

15'3" (max) - 9'0" (max)
Up and over garage door.

Rear Garden

Grassed lawns, mature hedges, bushes and flower beds. Patio area and walkway to the front.



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.









