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39 Nursery Lane, Alwoodley, Leeds, LS17 7ED
Energy Rating: D | Council Tax Band: B
Offers Over £240,000

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NON STANDARD LEVITT CARTWRIGHT CONSTRUCTION - SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR GROWING FAMILIES – THREE BEDROOM SEMI-DETACHED HOUSE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – OCCASIONAL LOFT ROOM – DOWNSTAIRS W/C & UTILITY ROOM – CONSERVATORY – ALWOODLEY

Great for growing families, first time buyers or investors, this three bedroom semi-detached house has great potential to extend subject to the appropriate planning permissions. Located in the heart of Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, restaurants, parks, pubs and transport links to name just some of the great amenities in the area. There are gardens to the front and rear, driveway and detached garage externally. Internally, it briefly comprises; front porch, entrance hall, lounge dining room, conservatory, kitchen breakfast room, rear porch, downstairs w/c and utility room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. The loft is converted to an occasional room and accessible by a ladder. Energy Rating - D

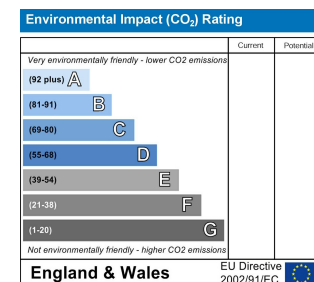
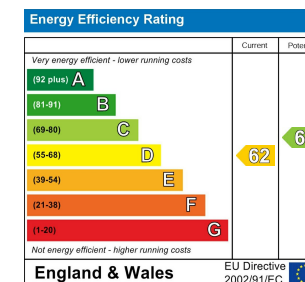
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NURSERY LANE ALWOODLEY, LEEDS, LS17 7ED

TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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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Front Porch

6'9" (max) - 3'0" (max)

Entrance Hall

10'6" (max) - 6'0" (max)
Tiled floor, radiator and stairs to the upper level.

Lounge Dining Room

20'6" (max) - 11'3" (max)
Radiators, gas fire and double doors to the conservatory.

Conservatory

10'0" (max) - 10'0" (max)
Tiled floor and double doors to the rear gardens.

Kitchen Breakfast Room

14'0" (max) - 10'6" (max)
Stainless steel sink with drainer, tiled floor, tiled splash back and a range of wall and base units.

Pantry

4'3" (max) - 3'0" (max)

Rear Porch

8'3" (max) - 4'9" (max)

Downstairs W/C

4'9" (max) - 3'0" (max)
W/c.

Store Room

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

Utility Room

8'9" (max) - 4'9" (max)

Landing

10'3" (max) - 9'9" (max)
Radiator, stairs to the lower level and ladder access to the occasional loft room.

Store Room

3'0" (max) - 2'6" (max)

Master Bedroom

12'6" (max) - 11'6" (max)
Radiator.

Bedroom Two

12'6" (max) - 9'0" (max)
Radiator.

Wardrobe

3'0" (max) - 2'6" (max)
Housing the boiler.

Bedroom Three

8'6" (max) - 7'3" (max)
Radiator.

Wardrobe

4'9" (max) - 3'0" (max)

Bathroom

7'9" (max) - 6'0" (max)
Fully tiled walls and floor, panel bath with shower over, wash hand basin, radiator and w/c.

Loft Landing

9'6" (max) - 6'0" (max)
Ladder access to the first floor.

Occasional Loft Room

11'0" (max) - 9'6" (max)
Velux windows.

Front Gardens

Grassed lawn, flower beds, plants and shrubs.

Driveway

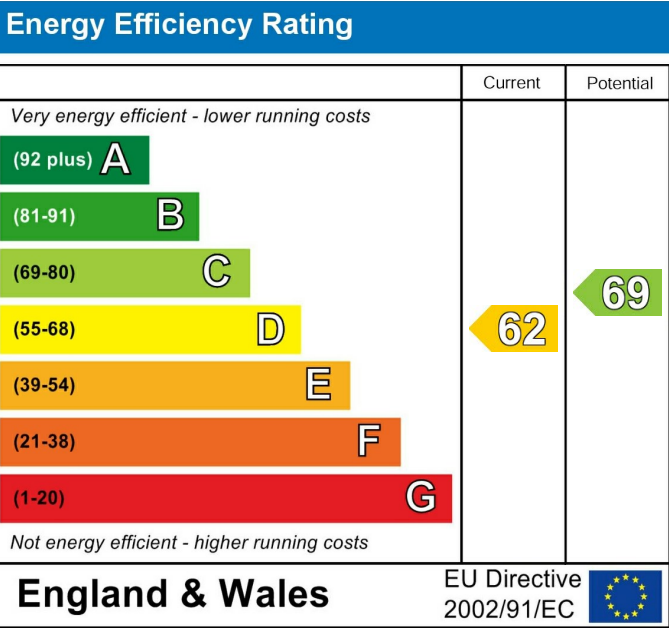
With parking for several vehicles.

Detached Garage

16'0" (max) - 9'3" (max)
Up and over garage door.

Rear Gardens

Mainly grassed lawns, with mature hedges, flower beds, plants, bushes and patio area.



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.









