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2a Primley Park Road, Alwoodley, Leeds, LS17 7HS
Asking Price £500,000
Energy Rating - TBC

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A TERRIFIC FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – FOUR BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – THREE RECEPTION ROOMS – GARDENS TO ALL SIDES – DRIVEWAY – ATTACHED GARAGE – ALWOODLEY

Extended to the side, with further opportunities to extend subject to planning permission, this four bedroom, two bathroom family home is in great move in ready condition. Located in Alwoodley, the property is close to good and outstanding primary and secondary schools, such as Allerton High School, among other great amenities close by, including, shops, parks, pubs, bars and transport links. There are gardens to the front, rear and side, an attached garage and driveway externally. Internally it briefly comprises; open porch, entrance hall, downstairs w/c, lounge, kitchen dining room, sitting room, hallway and rear porch on the ground floor. On the first floor there are three bedrooms, landing and four piece bathroom. On the second floor is a fabulous ensuite master bedroom and a landing. Energy Rating – TBC

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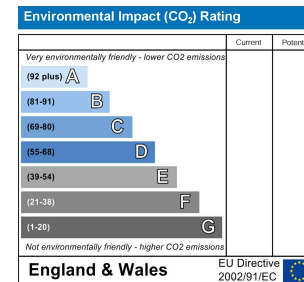
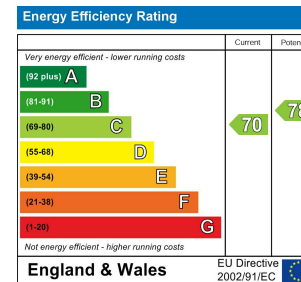


PRIMLEY PARK ROAD, ALWOODLEY, LEEDS, LS17 7HS

TOTAL FLOOR AREA : 2144 sq.ft. (199.2 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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Porch

8'3" (max) - 3'0" (max)
Door to the gardens.

Entrance Hall

18'3" (max) - 8'3" (max)
Radiator, storage under the stairs and stairs to the upper level.

Lounge

17'3" (max) - 12'0" (max)
Radiator, double doors to the kitchen dining room and bay window with doors onto the gardens.

Sitting Room

17'9" (max) - 12'0" (max)
Radiator, wood burning stove and bifolding doors to the gardens.

Kitchen Dining Room

18'9" (max) - 13'0" (max)
Double butlers sink, peninsula with breakfast bar, dish washer, radiator, boiler, double doors to the gardens, radiator and a range of wall and base units.

Rear Annex

7'0" (max) - 7'0" (max)
Radiator and built in storage.

Downstairs W/C

7'0" (max) - 3'9" (max)
Tiled walls, plumbing for washer and dryer, wash hand basin, heated towel rail and w/c.

First Floor Landing

11'3" (max) - 7'10" (max)
Stairs to the upper and lower levels.

Bedroom Two

17'3" (max) - 10'9" (max)
Radiator and bay window over looking the gardens.

Bedroom Three

13'0" (max) - 10'9" (max)
Radiator.

Bedroom Four

9'9" (max) - 7'10" (max)
Radiator.

House Bathroom

9'3" (max) - 7'10" (max)
Tiled walls, panel bath tiled shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

Second Floor Landing

7'9" (max) - 5'9" (max)
Stairs to the lower level.

Master Bedroom

19'6" (max) - 14'6" (max)
Radiator, Velux window and French doors to Juliet style balcony.

Store Room

4'0" (max) - 2'0" (max)

Eaves Storage

18'6" (max) - 3'6" (max)

Ensuite

8'0" (max) - 4'9" (max)
Fully tiled walls and floor, shower over wet room tiled floor, wash hand basin with pedestal under, heated towel rail and w/c.

Front and Side Gardens

Mature hedges, plants, trees, bushes, grassed lawns and patios.

Driveway

With parking for at least one vehicle.


Attached Garage

25'9" (max) - 8'3" (max)
Power and lights.

Rear Garden

Mainly grassed lawns with plants and bushes.

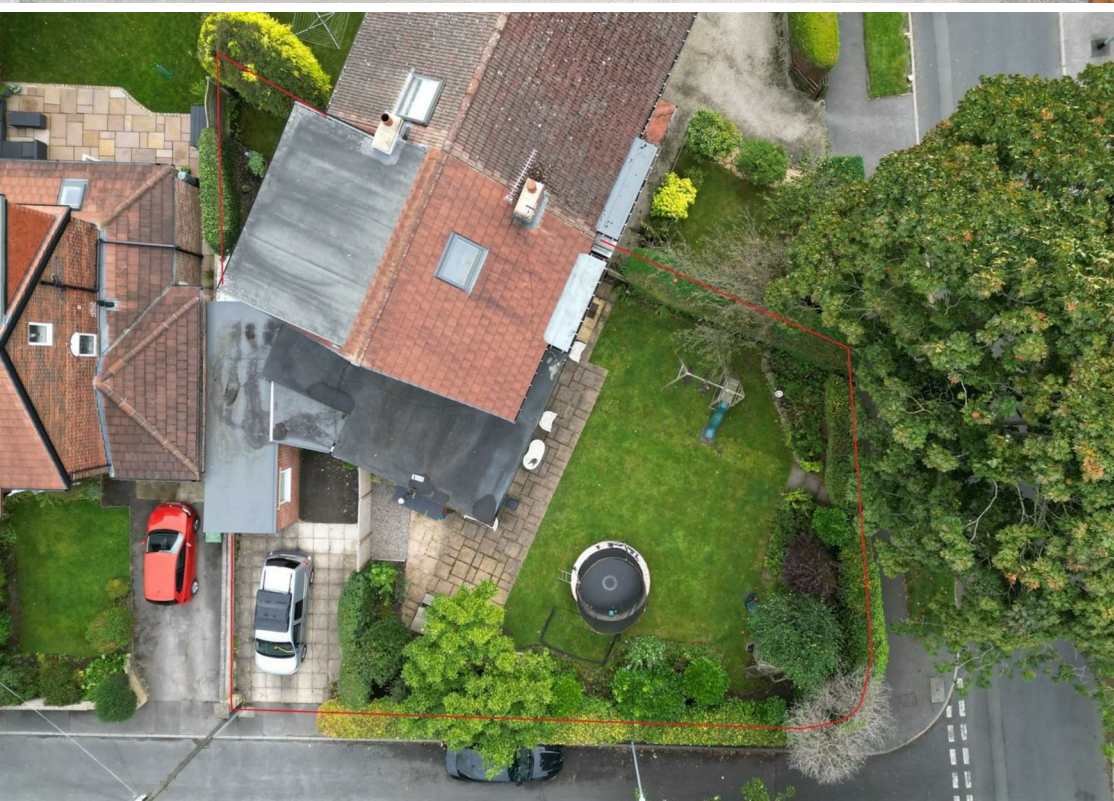
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.











CRIMLE
GARDEN