



45 Linton Avenue, Alwoodley, Leeds, LS17 8PU

Chain Free £399,995

NO CHAIN - Located in a superb family residential area, a three bedroom detached family house with west facing lawned rear garden and driveway leading to detached garage. Fully UPVC double glazed and gas combi central heating.

Accommodation includes entrance porch, spacious lounge, dining room, fitted kitchen. First floor landing, two double bedrooms with one single third bedroom, shower room & separate WC.

Lawned and stocked gardens to the front and to the rear with driveway to detached garage.

The property is well located in this well-regarded family residential area with walking distance to local shops. Schools access is excellent as many top-rated primary schools and The Grammar School at Leeds are located nearby and is also convenient for bus routes to many other Yorkshire Schools.

GROUND FLOOR

ENTRANCE PORCH

6'6" x 3'3" (2.0m x 1.00m)

LOUNGE

12'9" x 18'4" (3.9m x 5.6m)



DINING ROOM

11'1" x 9'6" (3.4m x 2.9m)



KITCHEN

11'1" x 8'2" (3.4m x 2.5m)



LOUNGE



KITCHEN



LOUNGE



FIRST FLOOR



BEDROOM 1



SHOWER ROOM



BEDROOM 2



SEPARATE WC



BEDROOM 3



OUTSIDE



OUTSIDE



OUTHOUSE

DETACHED GARAGE

TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

From Shadwell Lane, turn onto Linton Avenue.

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

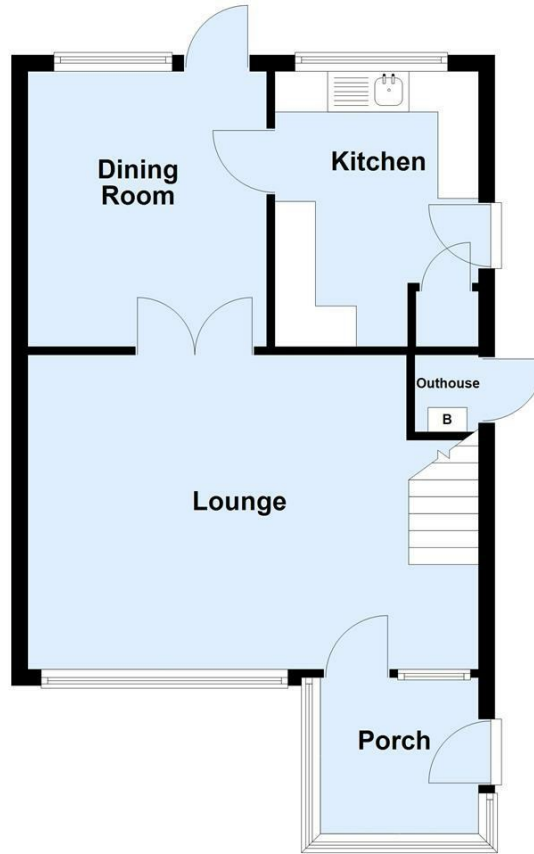
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.1 sq. feet)

