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7 Nursery Close, Alwoodley, Leeds, LS17 7EB

Energy Rating: D | Council Tax Band: A

Asking Price £270,000

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BEAUTIFULLY MAINTAINED THREE-BEDROOM END TOWN HOUSE – QUIET CUL-DE-SAC – HIGH-SPECIFICATION KITCHEN – EXCEPTIONALLY PRIVATE GARDENS – SOUGHT-AFTER ALWOODLEY LOCATION – CONSERVATORY – THROUGH-FLOOR LIFT – GARAGE AVAILABLE TO RENT

Beautifully maintained and presented throughout, this three-bedroom end town house is tucked away in a quiet cul-de-sac in the heart of Alwoodley, close to highly regarded schools, local shops, parks and excellent transport links into Leeds city centre.

The accommodation comprises of a front porch, welcoming entrance hall, generous lounge/dining room, modern kitchen/breakfast room, conservatory and ground floor WC. Upstairs are three well-proportioned bedrooms and an accessible wet room. A through-floor lift provides step-free access between floors and can be removed prior to completion if preferred.

The property has been thoughtfully updated with a recently fitted high-specification kitchen featuring premium Neff appliances, together with electrical upgrades including a new consumer unit and updated wiring. Large windows on three elevations provide excellent natural light throughout.

Outside, beautifully maintained front, side and rear gardens enjoy an exceptional degree of privacy, with no overlooking properties to the rear or side. Further benefits include excellent built-in storage, external security lighting and CCTV, with a garage also available to rent separately.

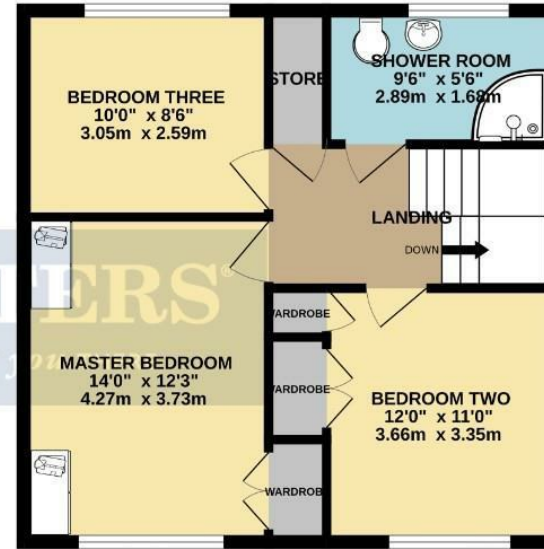
Energy Rating - D

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GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



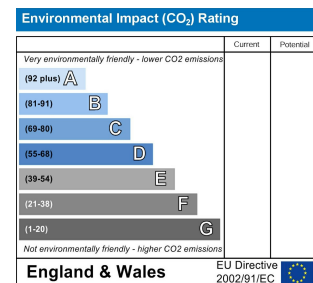
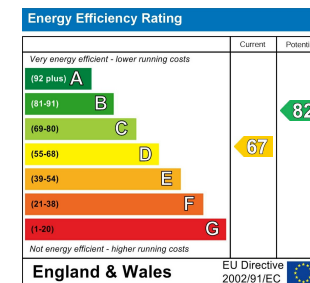
1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



NURSERY CLOSE, ALWOODLEY, LEEDS, LS17 7EB

TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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

10'0" (max) - 7'9" (max)
Tiled floor.

Entrance Hall

11'0" (max) - 11'0" (max)
Radiator, under stairs storage and stairs to the upper level.

Store Room

3'0" (max) - 1'6" (max)

Downstairs W/C

5'0" (max) - 4'9" (max)
Half tiled walls, tiled floor, wash hand basin, radiator and w/c.

Kitchen Breakfast Room

11'0" (max) - 11'0" (max)
Recently fitted high-specification kitchen featuring a Neff induction hob, Neff fan oven, twin stainless steel sinks inset into the worktops, dimmable under-cupboard lighting, radiator, boiler, and an extensive range of wall and base units with premium pull-out storage.

Lounge Dining Room

22'0" (max) - 11'0" (max)
Radiator, electric fireplace and through-floor lift providing step-free access to the first floor.

Conservatory

9'9" (max) - 8'6" (max)
Tiled floor with double doors opening onto the private rear garden.

Landing

12'0" (max) - 6'0" (max)
Stairs to the lower level.

Store Room

5'6" (max) - 3'0" (max)
Useful storage room fitted with a vent for a tumble dryer.

Master Bedroom

14'0" (max) - 12'3" (max)
Radiator and built in wardrobes.

Bedroom Two

12'0" (max) - 11'0" (max)
Radiator and built in wardrobes.

Bedroom Three

10'0" (max) - 8'6" (max)
Radiator.

Shower Room

9'6" (max) - 5'6" (max)
Wet room floor, tiled walls, shower, wash hand basin, radiator and w/c.

Front Gardens

Pathway to the front door, flower beds, plants, trees and shrubs.

Rear and Side Gardens

Beautifully maintained rear and side gardens with gravelled seating areas, mature hedging, established trees, shrubs and well-stocked flower beds, providing an exceptional degree of privacy.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



