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HERE TO GET *you* THERE

54 Primley Park Lane, Alwoodley, Leeds, LS17 7LS

Asking Price £349,950

Energy Rating: TBC | Council Tax Band: C

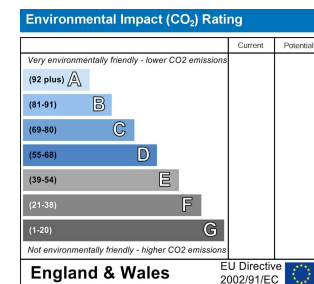
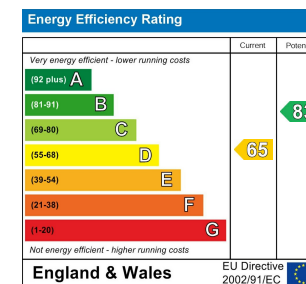
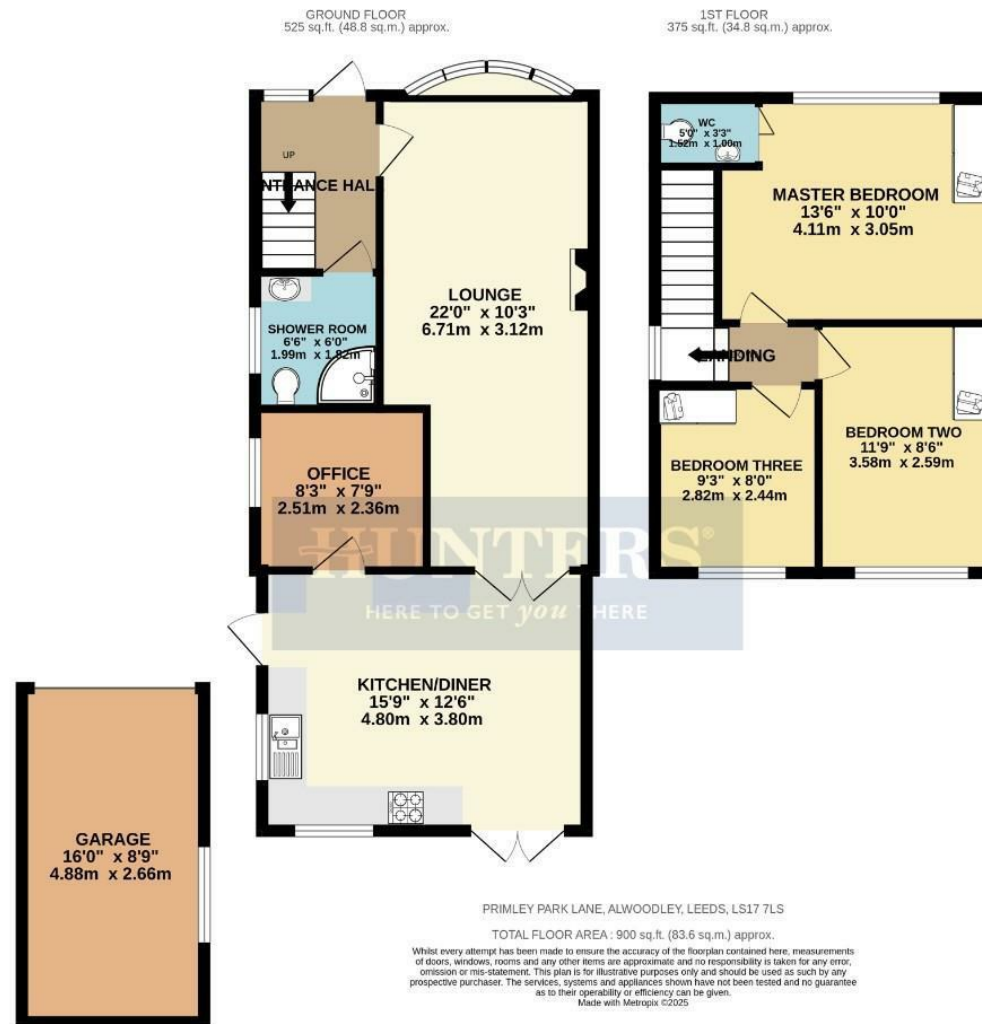
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EXCELLENT FIRST TIME BUYER OPPORTUNITY – SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – IMMACULATE MOVE IN READY CONDITION – OPEN PLAN KITCHEN DINING ROOM - GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – ALWOODLEY

Extended to the rear and in move in ready condition, this three bedroom semi-detached family home, is ideal for first time buyers or anyone looking for a great house in a great area. Located in Alwoodley, the property is close to good and outstanding Primary and Secondary Schools, including Allerton High School and Primley Wood Primary School, as well as restaurants, bars, pubs, parks, shops and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a detached garage and driveway, externally. Internally, it briefly comprises; entrance hall, lounge, kitchen dining room, office and shower room on the ground floor. On the first floor is a master bedroom with an ensuite w/c, landing and two further bedrooms. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com



Entrance Hall
8'6" (max) - 6'0" (max)
Radiator and stairs to the upper level.

Lounge
22'0" (max) - 10'3" (max)
Gas fire with surround, radiator, bay window and double doors to the kitchen dining room.

Kitchen Dining Room
15'9" (max) - 12'6" (max)
Porcelain sink with drainer, integrated fridge freezer. gas hob with extractor over, double fan oven, radiator, French doors to the rear garden, door to the side of the property and a range of wall and base units.

Office
8'3" (max) - 7'9" (max)
Plumbing in place to convert to a utility room.
Radiator.

Shower Room
6'6" (max) - 6'0" (max)
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Landing
Loft access and stairs to the lower level.

Master Bedroom
13'6" (max) - 10'0" (max)
Radiator and built in wardrobes.

Ensuite W/C
5'0" (max) - 3'3" (max)
Wash hand basin, radiator and w/c.

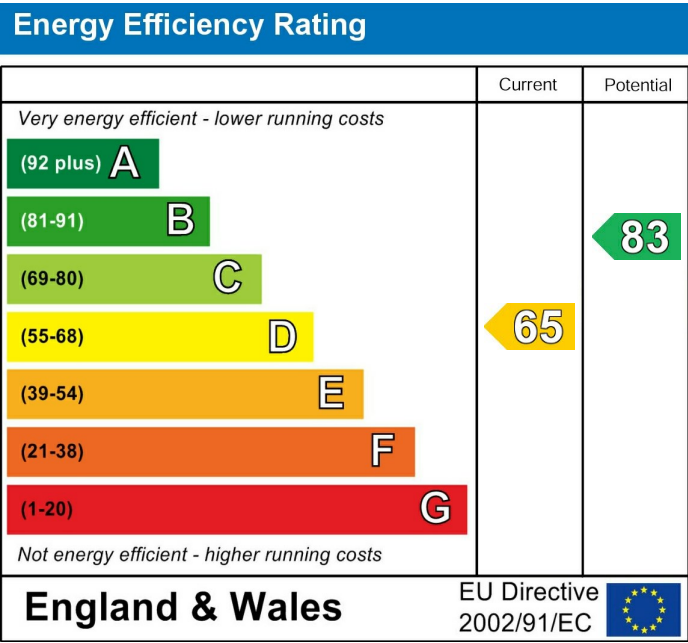
Bedroom Two
11'9" (max) - 8'6" (max)
Radiator and built in wardrobes.

Bedroom Three
8'9" (max) - 8'0" (max)
Radiator and built in wardrobes.

Front Gardens & Driveway
Block paved area with inset lighting, boundary walls and parking for several vehicles.

Detached Garage
16'0" (max) - 8'9" (max)
Roll up electric garage door, power and lights.

Rear Garden
Mainly paved with Indian stone, split level patio areas and gated access to the driveway.



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.

