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36 Primley Park Mount, Alwoodley, Leeds, LS17 7JS
Energy Rating: TBC | Council Tax Band: D
Offers Over £495,000

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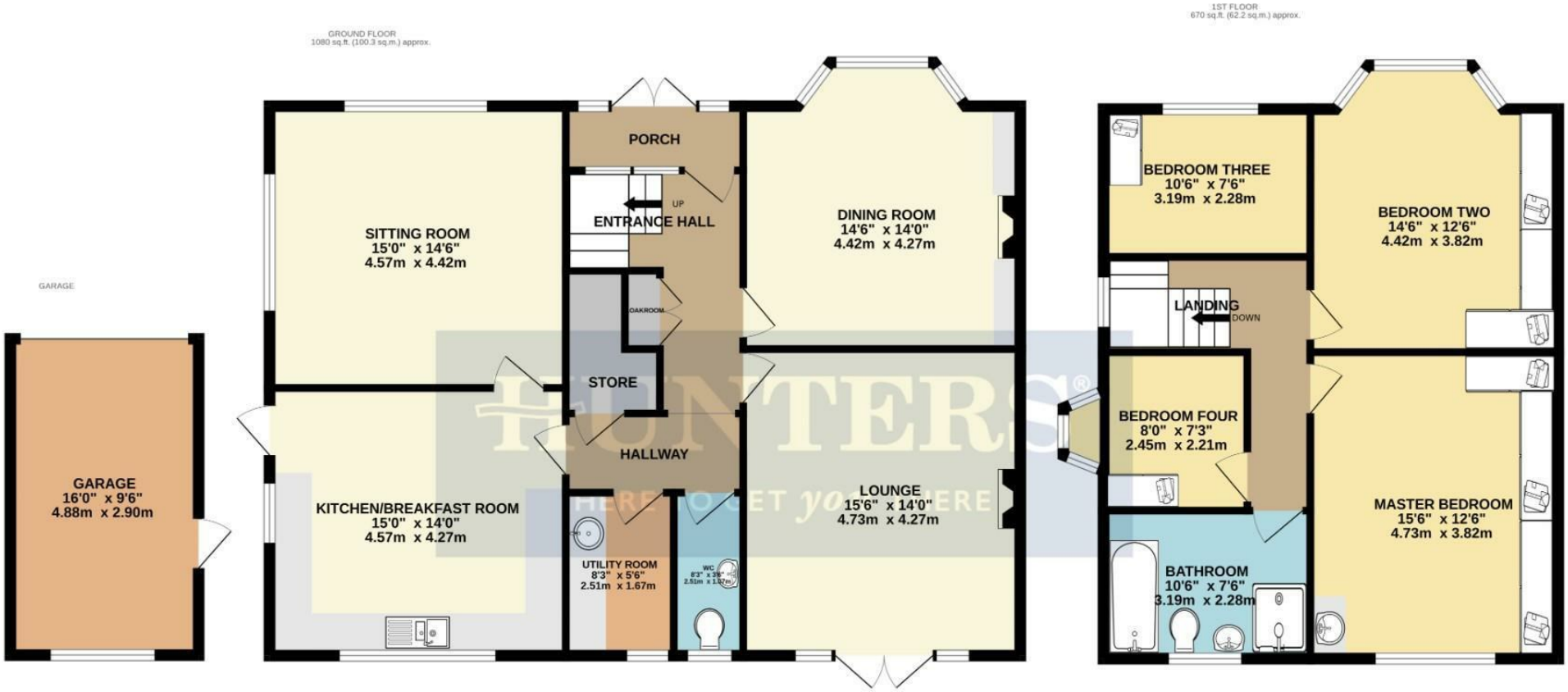
Offers Over £495,000

FANTASTIC FAMILY HOME - EXTENDED SEMI-DETACHED HOUSE – FOUR BEDROOMS – DOWNSTAIRS W/C – UTILITY ROOM – THREE RECEPTION ROOMS – OPEN PLAN KITCHEN DINING ROOM – GARDENS TO THE FRONT REAR AND SIDE – DETACHED GARAGE & DRIVEWAY – ALWOODLEY

A terrific family home, with enormous potential to build on further into the loft and to the side subject to planning, this four bedroom, extended semi-detached house, ticks all the boxes. Located on a quiet street in the heart of Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, parks, restaurants, cafes, bars, pubs and transport link to name just some of the great local amenities close by. There are gardens to the front, rear and side, a driveway and detached garage, externally. Internally, it briefly comprises; porch, entrance hall , downstairs w/c, lounge, dining room, sitting room, kitchen breakfast room and utility room on the ground floor. On the first floor there are four bedrooms, landing and four piece house bathroom. Energy Rating - D

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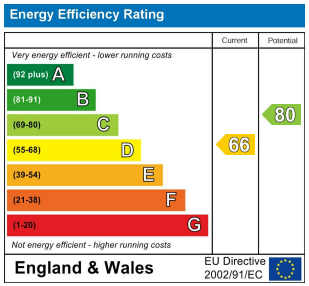
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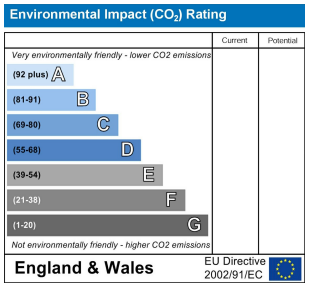


PRIMLEY PARK MOUNT, ALWOODLEY, LEEDS, LS17 7JS

TOTAL FLOOR AREA : 1750 sq.ft. (162.6 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
9'0" (max) - 3'3" (max)
Stone floor.

Entrance Hall
13'3" (max) - 9'0" (max)
Radiator, stairs to the upper level and built in cloak room.

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

Store Room
7'3" (max) - 4'9" (max)

Downstairs W/C
8'3" (max) - 6'6" (max)
Fully tiled walls and floor, radiator, wash hand basin and w/c.

Lounge
15'6" (max) - 14'0" (max)
Gas fire with surround, radiators and double doors to the rear garden patio.

Dining Room
14'6" (max) - 14'0" (max)
Built in storage, gas fire with surround, radiator and bay window.

Sitting Room
15'0" (max) 14'6" (max)
Radiator, duel aspect windows and wall lights.

Kitchen Breakfast Room
15'0" (max) - 14'0" (max)
Composite double sink with drainer, space for freestanding cooker with extractor over, plumbing for a dish washer, tiled floor, tiled splash back, radiator, door to the side and a range of wall and base units.

Utility Room
8'3" (max) - 6'6" (max)
Fully tiled walls and floor, radiator, plumbing for a washing machine and dryer, boiler, single bowel sink and a range of wall and base units.

Landing
13'0" (max) - 10'6" (max)
Radiator, loft access and stairs to the lower level.

Master Bedroom
15'6" (max) - 12'6" (max)
Built in wardrobes, radiator and wash hand basin with pedestal under.

Bedroom Two
14'6" (max) - 12'6" (max)
Bayt window, built in wardrobes and radiator.

Bedroom Three
10'6" (max) - 7'6" (max)
Radiator and built in wardrobes.

Bedroom Four
8'0" (max) - 7'3" (max)
Radiator, built in wardrobes and bay window.

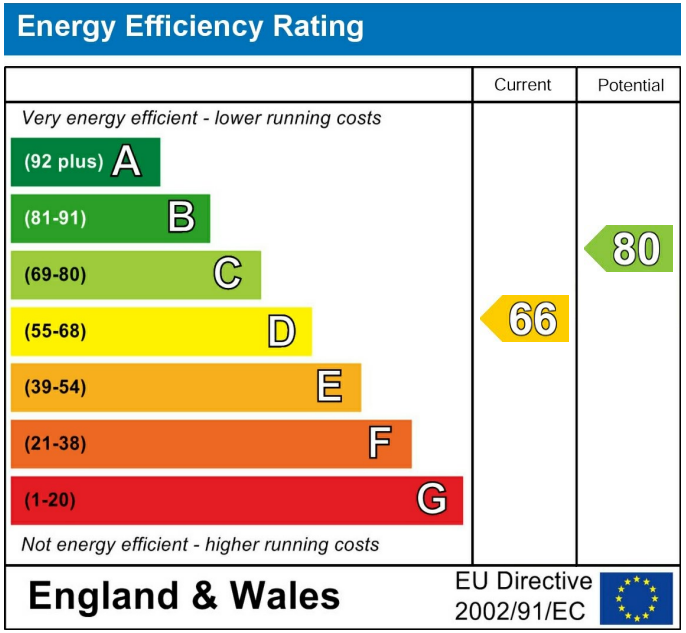
House Bathroom
10'6" (max) - 7'6" (max)
Fully tiled walls and floor, panel bath, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

Front Gardens
Grass lawns with mature hedges, bushes, trees, flower beds plants and walkway to the front door.

Driveway
With parking for several vehicles.

Detached Garage
16'0" (max) - 9'6" (max)
Power and lights, up and over garage door, pedestrian entrance to the side.

Rear Gardens
Grass lawns with mature hedges, bushes, trees, flower beds plants 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.
























CABALEROS









