



**49 Linton Crescent, Alwoodley, Leeds, LS17 8PZ**

Offers Over £465,000

Energy Rating: D

**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

49 Linton Crescent, Alwoodley, Leeds, LS17 8PZ

Offers Over £465,000

EXTENDED TO THE REAR AND SIDE - SEMI-DETACHED PROPERTY - FOUR/FIVE BEDROOMS - TWO BATHROOMS - EXCELLENT FAMILY HOME - EXPANSIVE REAR GARDENS - DETACHED GARAGE - DRIVEWAY - DOWNSTAIRS W/C - ALWOODLEY

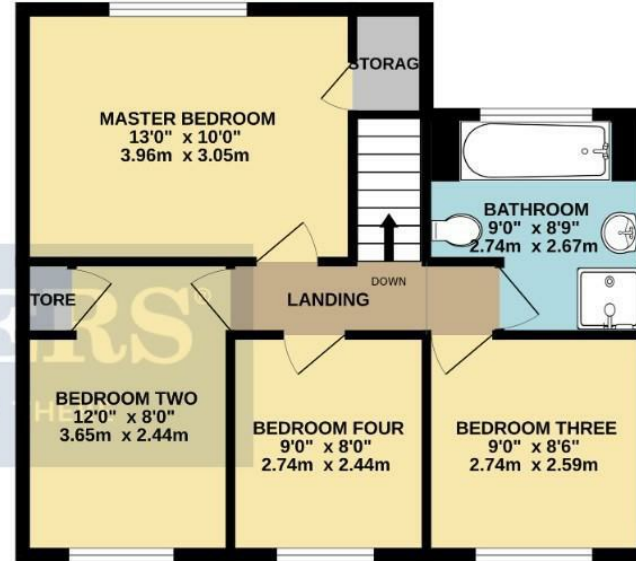
Extended to the rear and side, this four/five bedroom, two bathroom, semi-detached house is a terrific family home that ticks all the boxes. Located on a quiet street in Alwoodley, the property is close to good and outstanding primary and secondary schools, parks, bars, restaurants, cafes, shops and transport links to name just some of the great amenities close by. There are expansive gardens to the rear of the property a detached garage and driveway externally. Internally it briefly comprises; entrance hall, storage under the stairs, downstairs w/c, lounge, open plan kitchen breakfast room, open plan sitting dining room, office/bedroom, storeroom and shower room on the ground floor. On the first floor there are four bedrooms, landing and a four piece bathroom. Energy Rating - D

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GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



LINTON CRESCENT, ALWOODLEY, LEEDS, LS17 8PZ

TOTAL FLOOR AREA : 1400 sq.ft. (130.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Entrance Hall**

14'6" (max) - 5'6" (max)  
Radiator and stairs to the upper level.

**Downstairs W/C**

5'6" (max) - 3'0" (max)  
Half tiled walls, wash hand basin and w/c.

**Lounge**

18'9" (max) - 10'6" (max)  
Radiator and gas fire with surround.

**Kitchen Breakfast Room**

16'9" (max) - 15'9" (max)  
Quartz worksurfaces, with inset sink, gas hob with extractor over, tiled splash back, fan oven, dish washer, under counter freezer, tiled floor, Velux windows, radiator, double doors to the rear gardens and a range of wall and base units.

**Sitting Dining Room**

19'0" (max) - 14'0" (max)  
Radiator, Velux windows and double doors to the rear garden.

**Office/ Bedroom Five**

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

**Shower Room**

7'6" (max) - 5'6" (max)  
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin and w/c.

**Store Room**

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

**Landing**

12'6" (max) - 6'9" (max)  
Stairs to the lower level.

**Master Bedroom**

13'0" (max) - 10'0" (max)  
Radiator and built in storage.

**Bedroom Two**

12'0" (max) - 8'0" (max)  
Radiator and built in storage.

**Bedroom Three**

9'0" (max) - 8'6" (max)  
Radiator.

**Bedroom Four**

9'0" (max) - 8'0" (max)  
Radiator.

**House Bathroom**

9'0" (max) - 8'9" (max)  
Half tiled walls, tiled floor, panel bath, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

**Driveway**

Block paved with parking for at least two vehicles.


**Garage**

Pedestrian entrance, power and lights.

**Rear Gardens**

Decked area to the rear of the property, grassed lawns, mature trees, hedges, plants, shrubs, flower beds and bushes.

**Energy Efficiency Rating**

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<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.







