



**64 High Ash Drive, Alwoodley, Leeds, LS17 8RB**

**Chain Free £350,000**

**NO CHAIN:** A well presented two bedroom detached bungalow, within walking distance to local shops, post office and bus routes into and out of Leeds. Fully UPVC double glazed and gas hot-air vented heating system.

Accommodation includes reception porch, hallway, lounge, fitted kitchen, double bedroom with built-in wardrobe, an well-presented shower room. lawned and stocked gardens, DETACHED GARAGE.

The property is superbly located off Wigton Lane and is within walking distance to the Grammar School at Leeds and the 'Outstanding' rated Wigton Moor Primary School, local shops, amenities and some of the finest golf courses in Yorkshire.

## GROUND FLOOR

uPVC double glazed door into:

## PORCH

Glazed door leading to:

## HALLWAY

Ceiling hatch access to loft, linen cupboard

## LOUNGE

11'1" x 13'9" (3.4m x 4.2m)



uPVC double glazed sliding patio doors leading out to rear

## FITTED KITCHEN

12'1" x 8'2" (3.7m x 2.5m)



Range of fitted units with corresponding worktops,

## BEDROOM 1

10'9" x 13'9" (3.3m x 4.2m)



Built in wardrobes, uPVC double glazed window

## BEDROOM 2

8'2" x 10'9" (2.5m x 3.3m)

uPVC double glazed window

## SHOWER ROOM

4'3" x 7'6" (1.3m x 2.3m)



Wet room of curtained shower stall, low wc, pedestal washbasin,



OUTSIDE

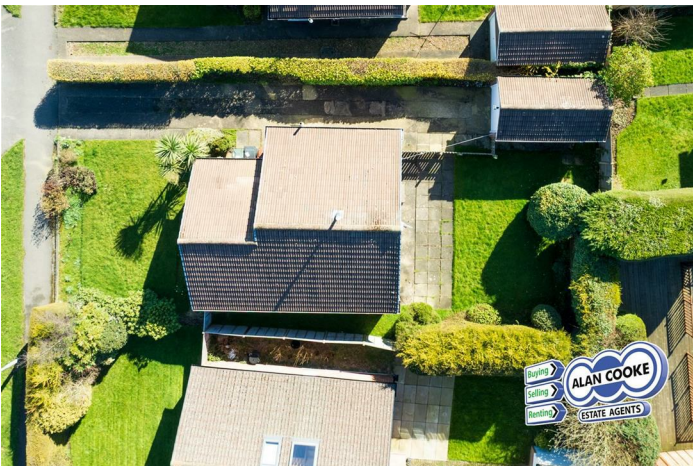


Lawned and stocked gardens to front and to rear, driveway offering off street parking leading to detached garage

OUTSIDE



OUTSIDE



GARAGE

Detached garage with up and over door.

COUNCIL TAX

Band d



TENURE

Freehold

HOW TO GET THERE

From Harrogate Road turn onto Wigton Lane then right onto High Ash Drive where the property is on the right.

FIXTURES & FITTINGS

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

FLOORPLAN

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

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.

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.

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.

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 87        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 63                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

