



CORNERSTONE

1A Primley Park Grove, Alwoodley, Leeds, LS17 7JB



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1A Primley Park Grove

Guide Price £299,950

Introduction

The first viewings are on Saturday 10th October 2026.

Cornerstone is delighted to offer for sale this three bedroom semi detached home, occupying a pleasant position within the established and highly regarded Primley Park area of Alwoodley offered with no onward chain. Offering generous off street parking, a substantial detached garage and store, three bedrooms and a good sized rear garden, the property represents an excellent opportunity for a purchaser looking to create a lovely home in this brilliant location.

The property has clearly been well used and enjoyed over the years but would now benefit from a programme of some cosmetic updating and modernisation, giving the next owner an exciting opportunity to enhance the accommodation.

Approached from Primley Park Grove, the property is set behind a gated frontage, opening onto a particularly generous driveway providing ample off street parking. A second gate then opens and the driveway continues alongside the house towards the rear garden and the substantial garage and outbuilding behind.

The Home

A front entrance door opens into a welcoming hallway with stairs rising to the first floor and access to the kitchen.

The sitting room is a comfortable reception space with a large window allowing plenty of natural light and a feature fireplace forming a natural focal point. A wide opening connects the sitting room with the adjoining dining room, creating an excellent flow between the two reception areas and providing considerable scope for a future owner to create a more contemporary open-plan living arrangement if desired.

The dining room enjoys a pleasant outlook over the rear garden and benefits from glazed double bi folding doors opening directly outside, making this a particularly useful entertaining and family space during the warmer months.

Positioned separately is the kitchen, fitted with a range of base and wall units, work surfaces and space for a selection of freestanding appliances. A window provides some natural light and an external door with a double glazed window gives convenient access to the rear of the property from the kitchen.

To the first floor, the landing leads to three bedrooms and the house bathroom. The two principal bedrooms are both comfortable sizes and benefit from extensive fitted wardrobes. The third bedroom provides useful additional accommodation and could equally work well as a child's bedroom, nursery or home office.

The bathroom is fitted with a three piece suite comprising a paneled bath with shower screen, pedestal wash basin, WC and a towel radiator.

Gardens, Garage & Out Buildings

Externally, the amount of ancillary space is one of the property's particularly appealing features.

To the rear is a paved patio and entertaining area, accessed directly from the dining room, alongside a lawned garden enclosed by fencing and mature evergreen hedging. There is further outside space extending beyond the substantial outbuilding, offering additional garden space.

A particularly useful feature is the large detached garage and adjoining store/workshop arrangement. The floor plan shows a garage measuring approximately 2.98m x 5.21m together with a separate store measuring approximately 2.09m x 5.96m, providing excellent space for vehicles, hobbies, workshop use or general storage, subject of course to a purchaser's individual requirements. Both the garage and out building have power. A large shed is also located at the bottom of the garden.

Combined with the gated driveway, generous parking and outside space, this gives 1A Primley Park Grove a degree of practicality not always found with a three-bedroom semi-detached home.

Location – Primley Park & Alwoodley

Primley Park Grove forms part of an established residential pocket of homes in Alwoodley, conveniently positioned for both Alwoodley and neighboring Moortown. Primley Park is characterised predominantly by mature residential streets while remaining exceptionally convenient for everyday amenities and transport links.

Everyday shopping is particularly convenient. A wide choice is available at the Moor Allerton Centre on King Lane, which includes a large Sainsbury's supermarket.

Moortown Corner provides further shops and services, including M&S Foodhall, while Street Lane offers a further selection of cafes, restaurants, shops and everyday amenities.

For those who enjoy the outdoors, the area is exceptionally well placed for green space. Roundhay Park is within easy reach, while the wider Alwoodley area also provides convenient access towards Eccup, Adel and Golden Acre Park. There is also an excellent choice of golf, fitness and leisure facilities throughout Alwoodley and North Leeds.

Families are well served by schooling within the surrounding area. Allerton High School is situated on King Lane, Independent schooling is also available nearby at The Grammar School at Leeds, situated at Alwoodley Gates on Harrogate Road. Prospective purchasers should always make their own enquiries regarding individual school admissions and catchment arrangements.

The location is also well connected with Leeds City Centre. Local bus services operate through Primley Park and along nearby Harrogate Road, including direct services towards central Leeds, while the road network provides straightforward access to Moortown, Roundhay, Chapel Allerton and the wider North Leeds area. Even Harrogate is relatively easily commutable.

Overall, 1A Primley Park Grove is a spacious and well positioned three bedroom home offering considerable potential. With its generous gated driveway, interconnected reception rooms, three bedrooms, garden and unusually substantial garage and storage accommodation, this is a property that offers an exciting opportunity for somebody looking to modernise and create a long term home in one of North Leeds' most established residential areas.

No Onward Chain

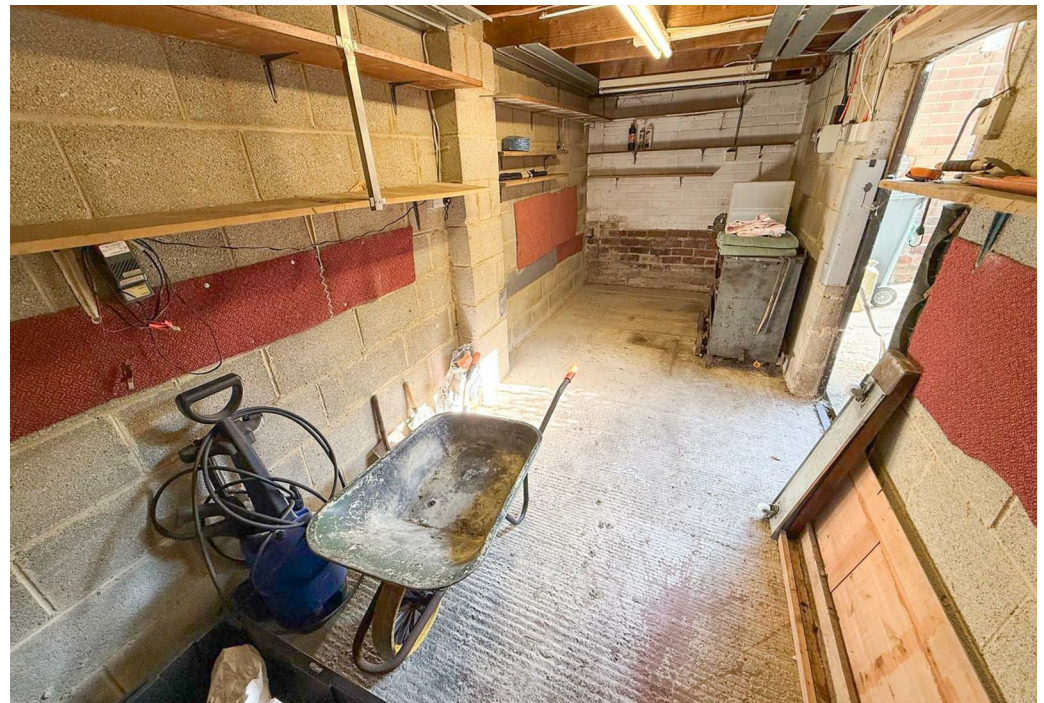
The property is offered to the market with no onward chain, which may help provide a more straightforward and potentially quicker buying process. This makes 1A Primley Park Grove particularly appealing to purchasers who are looking to move without the added complication of an onward purchase.

Important Information

TENURE - Freehold

Council Tax Band C.

No Onward Chain.





Total Area: 104.2 m² ... 1121 ft²
All measurements are approximate and for display purposes only

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

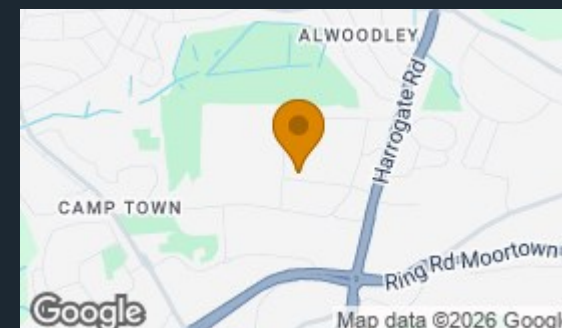
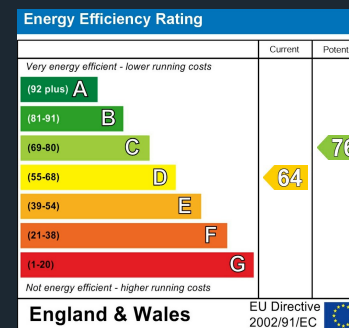
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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