



**52 Wentworth Crescent, Alwoodley, Leeds, LS17 7TW**

**£499,800**

This superb four bedroom detached family house offers well-kept interiors in a highly convenient residential cul-de-sac, close to schools and amenities. Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes hallway with ground floor WC, fine lounge opening to the dining room, modern fitted kitchen installed in early 2025, private conservatory, first floor landing, four balanced-sized bedrooms and recently installed bathroom. Outside is a driveway leading to a detached garage. Lawned and stocked gardens to the front and rear. The property is well located within a well-established family neighbourhood and offers convenient access to local primary and secondary schools including Allerton High and GSAL.

## GROUND FLOOR

uPVC double glazed door to

## HALLWAY



Turned staircase leading up to the first floor, double central heating radiator

## GROUND FLOOR WC

3'7" x 4'7" (1.1m x 1.4m)

Low WC, wall mounted wash basin, uPVC double glazed window

## LOUNGE

14'5" x 13'1" (4.4m x 4.0m)



uPVC double glazed window to the front, central heating radiator, feature brick fireplace around living-flame gas fire, central heating radiator. Opening to the

## DINING ROOM

12'1" x 10'9" (3.7m x 3.3m)



uPVC double glazed sliding patio doors leading to the conservatory, central heating radiator

## CONSERVATORY

11'5" x 10'5" (3.5m x 3.2m)



uPVC double glazed windows to three sides with double doors leading out to the rear garden, central heating radiator



## FITTED KITCHEN

11'9" x 8'10" (3.6m x 2.7m)



Installed in January 2025. Modern kitchen featuring range of fitted units with gloss white doors and fronts with corresponding work tops, inset sink, induction hob, double oven, integrated dish washer, integrated fridge and freezer, plumbed for washing machine, cupboard housing gas-fired combi water and central heating boiler. Central heating radiator, uPVC double glazed windows to the front and rear with a door leading out to the rear garden

## FIRST FLOOR

### LANDING

Ceiling hatch access to the loft, linen cupboard

### BEDROOM 1

15'5" into wardrobe x 10'9" (4.7m into wardrobe x 3.3m)



uPVC double glazed window to the front, central heating radiator, built in wardrobes

### BEDROOM 2

12'1" into wardrobe x 10'5" (3.7m into wardrobe x 3.2m)



Built in wardrobes, central heating radiator, uPVC double glazed window

### BEDROOM 3

5'6" x 10'5" + 3'3" x 4'1" (1.7m x 3.2m + 1.0m x 1.25m)



uPVC double glazed window to the front, central heating radiator, storage cupboard

### BEDROOM 4

7'2" x 8'10" (2.2m x 2.7m)



uPVC double glazed window to the rear, central heating radiator



## BATHROOM



Installed in January 2025, modern suite of panelled bath, low WC, vanity wash basin, ceramic tiled walls, uPVC double glazed window, heated towel rail

## OUTSIDE



Long driveway leading to the rear garage, lawned and stocked gardens to the front and rear

## DETACHED GARAGE

With up and over door to the front

## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band E

## HOW TO GET THERE

Approached from Harrogate Road, turn into Nursery Lane, turn right into Wentworth Avenue and then right onto Wentworth Crescent

## 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.

## 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.

## FIXTURES & FITTINGS

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

## 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.

## FLOORPLAN

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

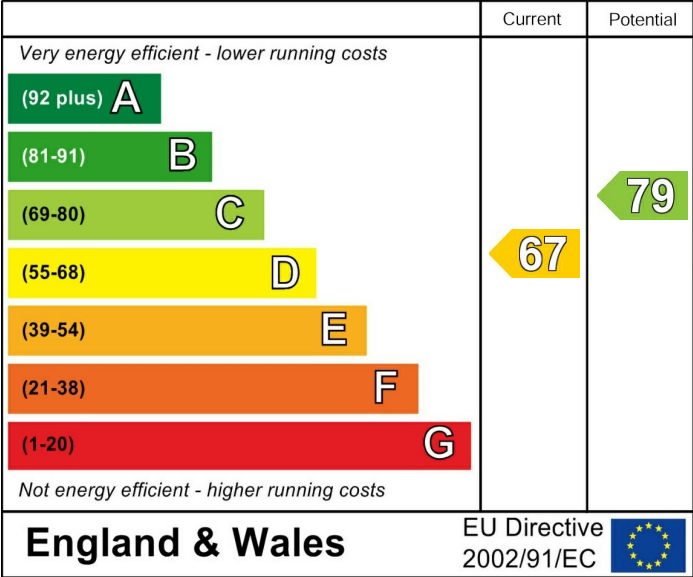
PC - 13/11/2025

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



Energy Efficiency Rating



### Ground Floor

Approx. 61.0 sq. metres (657.0 sq. feet)



### First Floor

Approx. 51.2 sq. metres (550.9 sq. feet)

