Buying
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ALAN COOKE
ESTATE AGENTS

www.alancooke.co.uk

1 Brookhill Drive, Alwoodley, Leeds, LS17 8QG

Chain Free £345,000

NO CHAIN - Superbly located close to high rated primary schools, this is a three bedroom extended semi-detached house with south facing rear garden and integral garage. Fully UPVC double glazed and gas central heating.
Accommodation includes porch, hallway, lounge, dining room, study, fully-fitted kitchen with breakfast area. First floor landing, two double bedrooms and a single third, white suite bathroom. Lawned and stocked rear enclosed SOUTH FACING garden with patio.
The property is well located in this well-regarded family residential area with walking distance to local shops. Schools access is excellent as many top-rated primary schools including Highfields and Wigton Moor, plus The Grammar School at Leeds are located nearby and is also convenient for bus routes to many other Yorkshire Schools.

enquiries@alancooke.co.uk 0113 2888 666

GROUND FLOOR
uPVC double glazed door leading to:

PORCH
5'10" x 3'3" (1.8m x 1.0m)
Glazed door into:

HALLWAY

Turned staircase leading up to first floor

BREAKFAST AREA
10'9" x 7'6" (3.3m x 2.3m)

Pantry store, door to garage.Opening to:

KITCHEN
7'6" x 8'2" (2.3m x 2.5m)

Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor, integrated dishwasher.

LOUNGE
13'1" x 10'5" (4.0m x 3.2m)

uPVC double glazed window, feature fireplace around gas heater, central heating radiator, built in storage and bookcase. Opening to;

LOUNGE

DINING ROOM
10'9" x 8'10" (3.3m x 2.7m)

Central heating radiator, door to breakfast area. Bifolding doors leading to:

STUDY
8'2" x 8'6" (2.5m x 2.6m)

uPVC double glazed door and window opening to rear, central heating radiator

FIRST FLOOR

LANDING
Ceiling hatch access to loft, uPVC double glazed window.

BEDROOM 1
13'1" x 9'10" (4.0m x 3.0m)

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

BEDROOM 2
10'9" x 10'5" (3.3m x 3.2m)

uPVC double glazed window, built in wardrobes with mirrored doors, central heating radiator, Store cupboard

BEDROOM 3
13'1" x 9'10" (4.0m x 3.0m)

uPVC double glazed window, central heating radiator, Store cupboard

BATHROOM
5'10" x 5'2" (1.8m x 1.6m)

White suite os corner bath with hand shower & wall mounted electric shower, low wc, pedestal washbasin, uPVC double glazed window

OUTSIDE

To front: Lawned garden to front. Driveway leading to garage
To rear: lawned and stocked enclosed garden, patio

INTEGRAL GARAGE
Up and over door to front, gas-fired 'combi' central and water heating boiler, store, Secure door leading to rear garden.

COUNCIL TAX
Band

TENURE
Freehold

EPC
TBC

DIRECTIONS
From our office on harrogate Road, turn onto Shadwell Lane. Continue on Shadwell Lane, over the Ring Road and turn left onto Linton Avenue. Turn Left onto Linton Grove and left again onto Brookhill Avenue where Brookhill Drive 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
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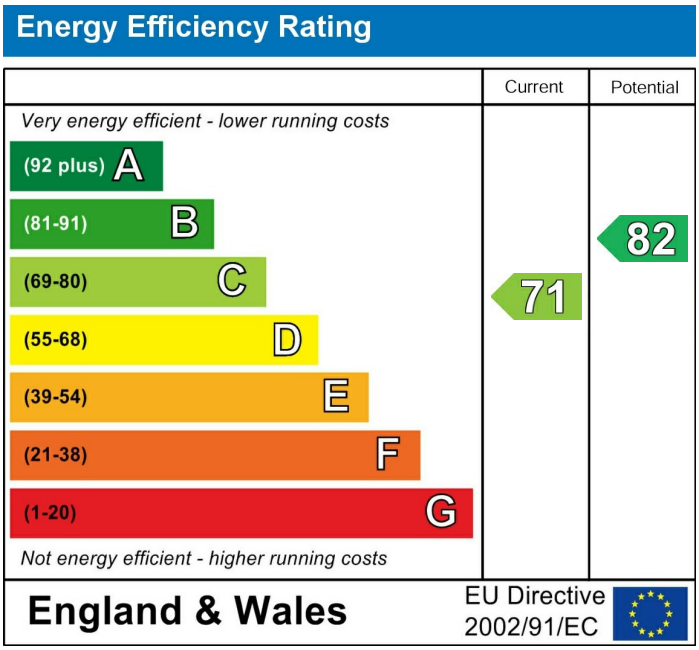
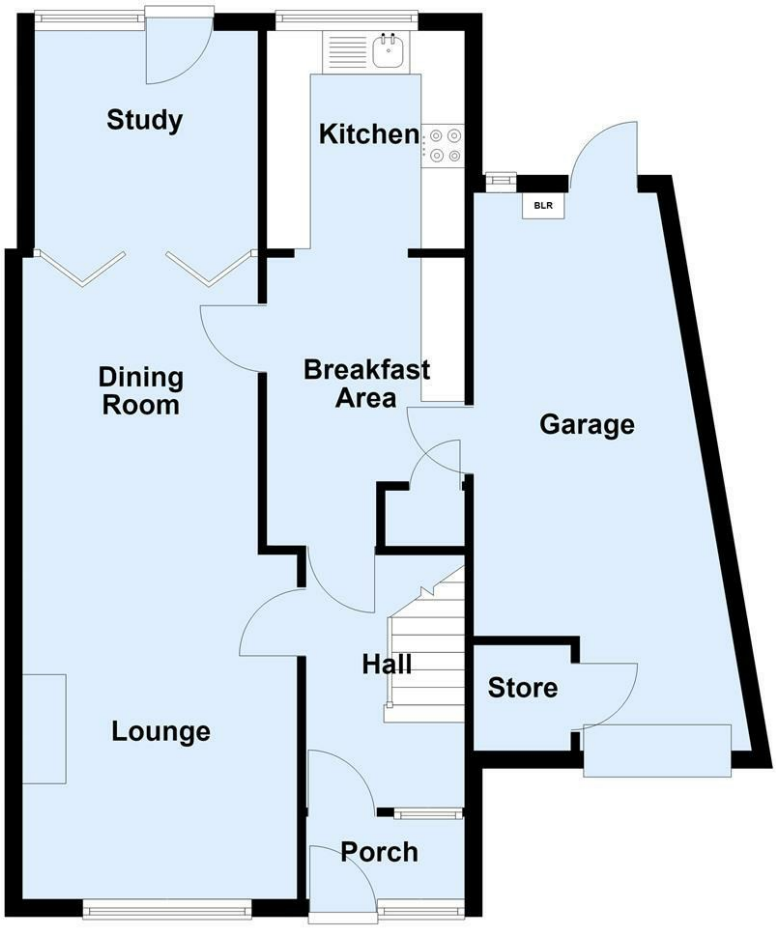


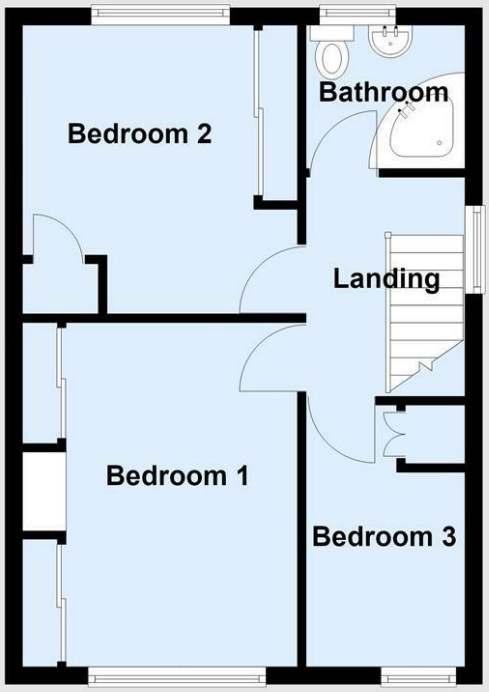
Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



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