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8 Hodgson Avenue, Alwoodley, Leeds, LS17 8PQ
Energy Rating: D | Council Tax Band: C
Offers Over £450,000

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FANTASTIC HOME PERFECT FOR GROWING FAMILIES – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – UTILITY ROOM - DOWNSTAIRS W/C – IMMACULATE MOVE IN READY CONDITION – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND GARAGE – ENORMOUS POTENTIAL TO FURTHER EXTEND SUBJECT TO PLANNING – NO CHAIN

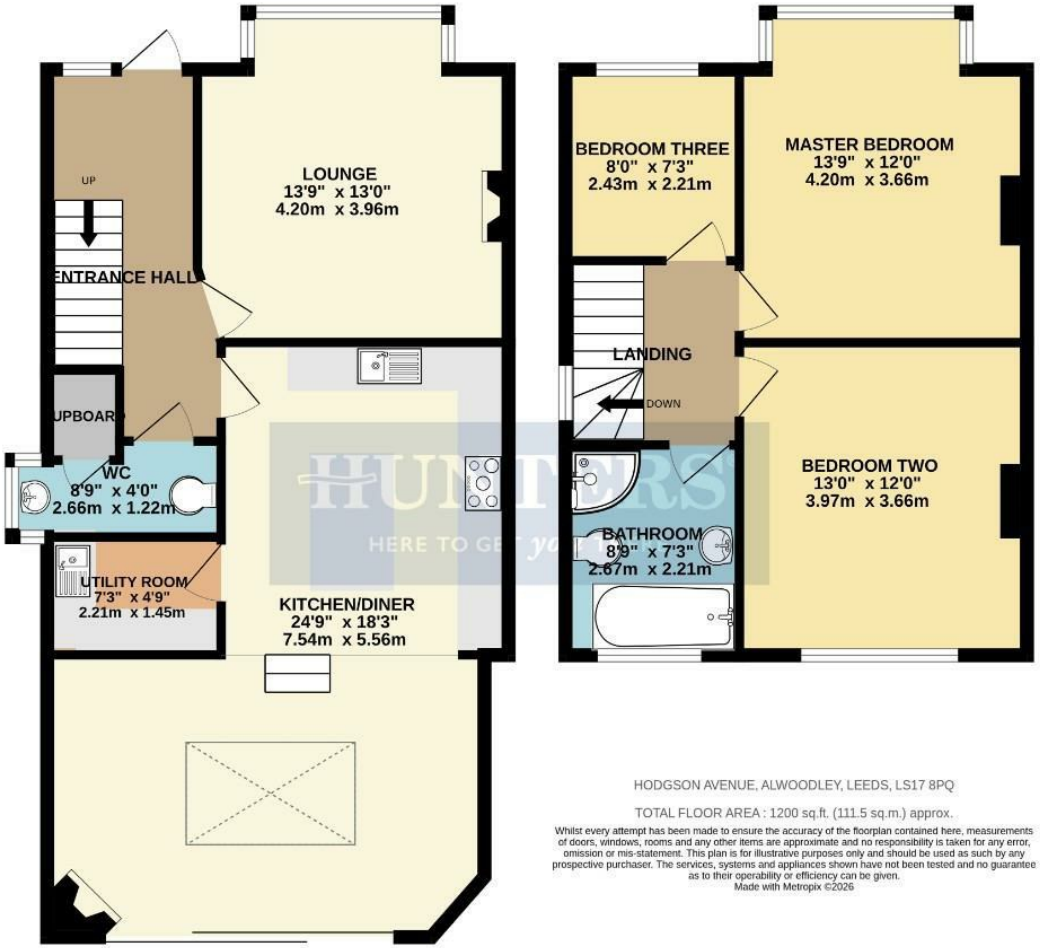
In immaculate move in ready condition and available with no chain, this superb semi-detached family home, has been extended to the rear. Located on the border of Roundhay and Alwoodley, the property is close to good and outstanding, primary and secondary schools, shops, restaurants, cafes, pubs, bars, transport links, nature walk, as well as Roundhay Park and Canal Gardens, among other great local amanitas close by. There are gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, cloakroom, lounge, utility room and open plan kitchen dining room on the ground floor. On the first floor there are three bedrooms landing and four piece bathroom. Energy Rating - D

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GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.

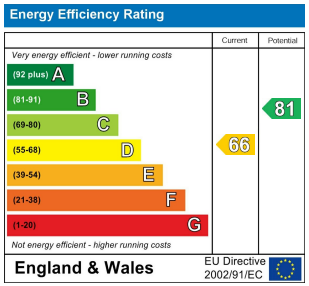
1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.

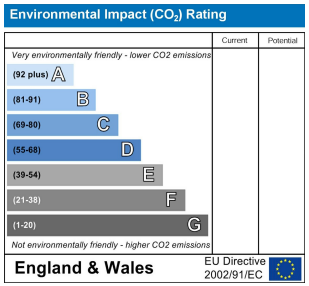


HODGSON AVENUE, ALWOODLEY, LEEDS, LS17 8PQ

TOTAL FLOOR AREA : 1200 sq.ft. (111.5 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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Entrance Hall
15'6" (max) - 7'3" (max)
Radiator and stairs to the upper level.

Downstairs W/C
8'9" (max) - 4'0" (max)
Wash hand basin, tiled floor and w/c.

Cloakroom
4'0" (max) - 3'0" (max)

Lounge
13'9" (max) - 13'0" (max)
Log burner with surround, radiator and bay window.

Kitchen Dining Room
24'9" (max) - 18'3" (max)

Kitchen Area
Five ring buyer with extractor fan over, quartz work surfaces with inset butlers sink and drainer, two fan ovens, dish washer, fridge freezer, radiator, central island with breakfast bar and a range of wall and base units.

Dining Area
Split level from kitchen area, radiator, log burner, sky light and sliding doors to the rear gardens.

Utility Room
7'3" (max) - 4'9" (max)
Radiator, composite sink with drainer, quatrz work surfaces, plumbing for washing machine and a range of wall and base units.

Landing
7'9" (max) - 7'3" (max)
Stairs to the lower level.

Master Bedroom
13'9" (max) - 12'0" (max)
Radiator, feature fire place with surround and bay window.

Bedroom Two
13'0" (max) - 12'0" (max)
Radiator.

Bedroom Three
8'0" (max) - 7'3" (max)
Radiator.

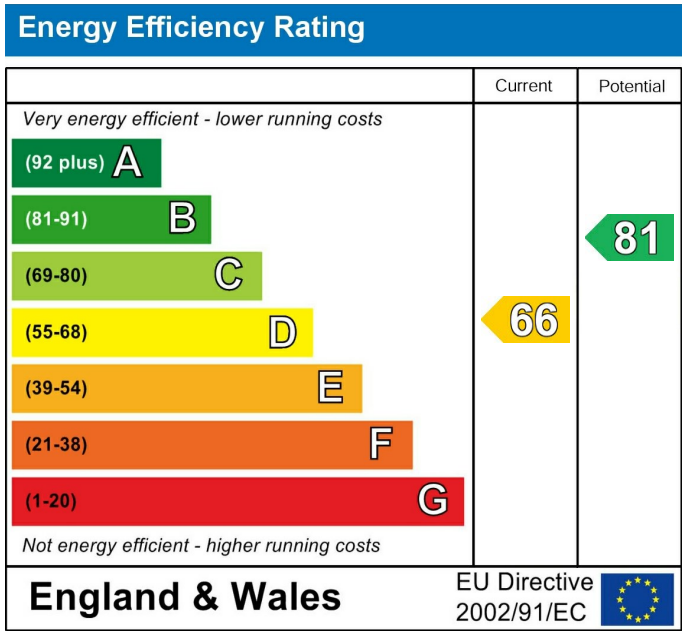
Bathroom
8'9" (max) - 7'3" (max)
Tiled floor and half tiled walls, panel bath, wash hand basin, heated towel rail, shower cubicle with glass enclosure and wash hand basin.

Front Gardens
Graveled areas, bushes, plants, shrubs and a walkway tot he front door.

Driveway
With parking for at least one vehicle.

Detached Garage
Barn style doors.

Rear Gardens
Grassed lawns, flower beds, plants, shrubs and trees. Patio area to the rear of the plot.



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.












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