



4 Kingfisher Way, Alwoodley
£825 Per calendar month

AVAILABLE LATE SEPTEMBER 2026 - OFF STREET
PARKING - COMMUNAL GARDEN - STUNNING DECOR
THROUGHOUT - MODERN KITCHEN AND BATHROOM -
QUIET LOCATION

We have a fabulous light, bright, stunning one bedroom, ground floor apartment in walk in condition which has been refurbished to a high standard offered unfurnished. With recently fitted gas Combi central heating and Upvc double glazing the property briefly comprises: Entrance porch, spacious living room with dining area, modern fitted kitchen with integrated appliances, double bedroom with plentiful built in storage and built in wardrobes, contemporary bathroom with over shower. The property has the added advantage of it's own private front entrance and a well maintained front garden with rear off road parking and communal area. Internal viewing is essential to fully appreciate this fabulous apartment!!

AREA GUIDE

Enjoying an ideal location this property is tucked on this quiet street just off Shadwell Lane and has the benefit of being walking distance to Slaid Hill shops and eateries. There is easy access to motorways, Leeds city centre, Harrogate and surrounding areas. Moortown and Roundhay are just a short distance away with their many bars, restaurants, cafes and shops as well as local pubs in Alwoodley and Shadwell Village. David Lloyd leisure club is also within close distance

GROUND FLOOR

Upvc double glazed door to:

ENTRANCE PORCH

Useful storage area, Upvc double glazed window, door to:

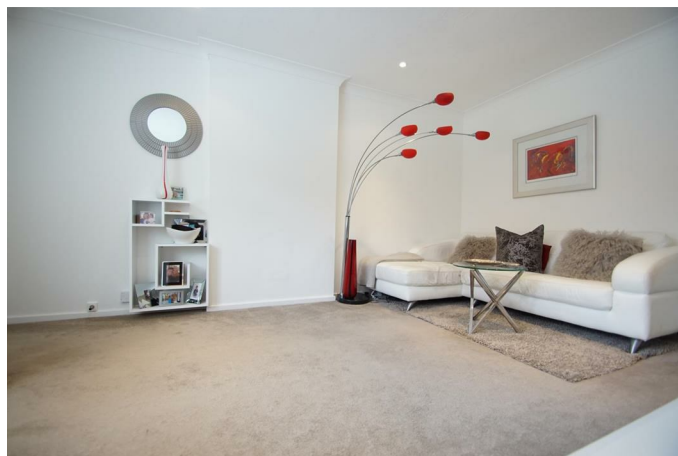


CONTEMPORARY RECENTLY FITTED KITCHEN

5'6" x 9'3" (1.70m x 2.84m)

Wood effect flooring, high gloss wall and base units, stainless steel extractor fan, Upvc double glazed window, splash back with corresponding contemporary worktops, plumbed for washing machine, integrated fridge freezer, cupboard housing recently fitted Worcester combi boiler, stainless steel built in oven and hob





LIVING ROOM

15'2" x 10'1" (4.64m x 3.08m)

Upvc double glazed window to the front, central heating radiator, spot ceiling lighting, coving, archway to the kitchen

INNER HALLWAY

Doors to bathroom and bedroom

BATHROOM

Recently fitted white suite

Wood effect flooring, low wc, wash basin, stainless steel heated towel rail, bath with over the bath shower, shower screen, spot ceiling lighting, heating cupboard with electric socket, stainless steel extractor fan



BEDROOM

12'3" plus built in cupboard x 9'0" plus built in (3.74m plus built in cupboard x 2.76m plus built in) Mirrored built in wardrobes with sliding doors, ceiling spot lights, walk in store cupboard/additional wardrobe space, central heating radiator, Upvc double glazed window

OUTSIDE

Paved area to the front of the property with private garden. Communal fenced area to the rear with off street parking

COMMUNAL OUTSIDE AREA

COUNCIL TAX

Band B

EPC RATING

TBC

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

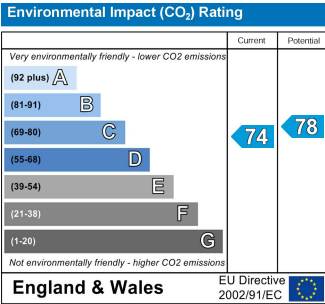
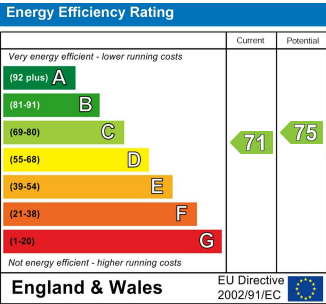
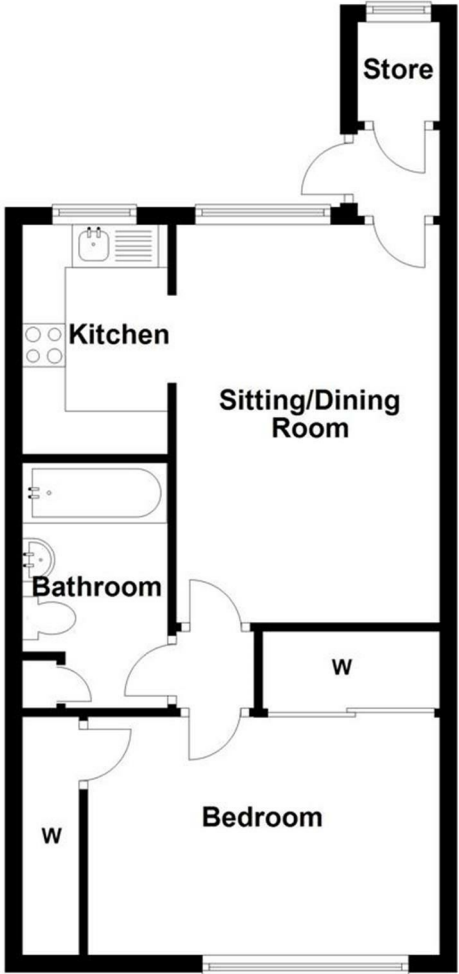
DIRECTIONS

Kingfisher Way is approached directly from Shadwell Lane

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

Ground Floor



Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.