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52 Wentworth Crescent, Alwoodley, Leeds, LS17 7TW

£475,000

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.

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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.

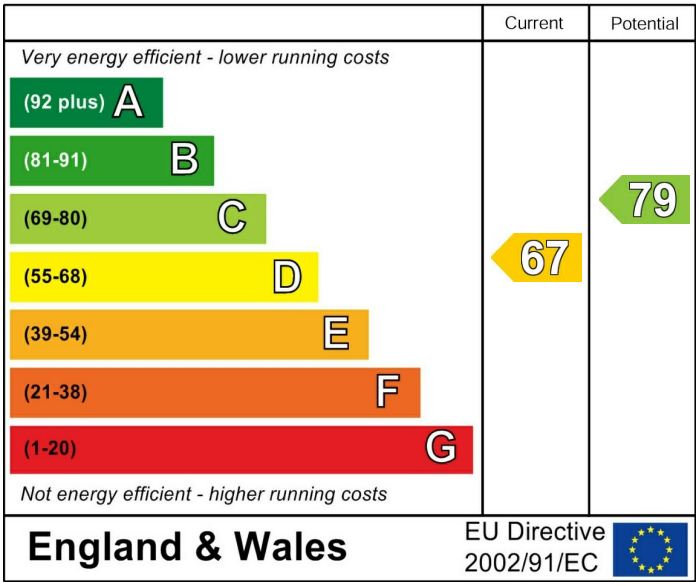
MEASUREMENTS
All measurements quoted are approximate.

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

PC - 13/11/2025

Alan Cooke Estate Agents Ltd
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Energy Efficiency Rating



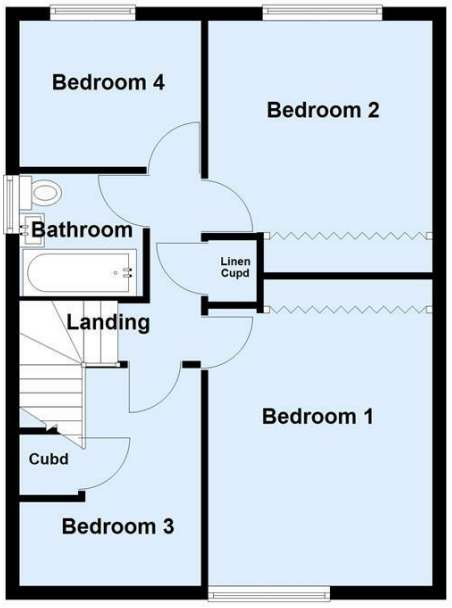
Ground Floor

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



First Floor

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



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