



73 Buckstone Avenue,
£575,000

STUNNING, EXTENDED FAMILY HOME - FIVE BEDROOMS - TWO BATHROOMS - MASTER SUITE WITH LONG VIEWS - HUGE PLOT WITH FANTASTIC GARDEN - OPEN PLAN FAMILY LIVING - CONTEMPORARY THROUGHOUT - DRIVEWAY WITH OFF STREET PARKING FOR SEVERAL CARS - GARAGE - PERGOLA - WITHIN CATCHMENT OF OUTSTANDING PRIMARY & HIGH SCHOOLS

This remarkable semi-detached home has been carefully extended to become the beautiful residence it is today. Featuring gas central heating and Upvc double glazing, it briefly includes: A spacious entrance hall, a large living room with a wood burner, and an open-plan dining kitchen with double doors leading to the garden. Guest wc. On the first floor, the original master bedroom is impressively sized, complete with a bay window and built-in wardrobes, while the second bedroom is also a generously sized double that overlooks the rear garden. The third bedroom is a single. The house bathroom is modern and has the added benefit of a double walk-in shower in addition to a bath. Ascending the stairs to the second floor leads to the extended loft. The master suite has been thoughtfully designed to offer a spacious master bedroom with expansive views over the garden and woodland. Additionally, there is an en-suite shower room. A further fifth bedroom is located on this floor, which is also well-proportioned; currently utilised by the owners as a workspace, it could easily serve as a bedroom or dressing room. At the rear, there is an exceptionally large garden, and due to its length, it

features several dining areas, including a dining patio and a beautiful dining pergola, making it ideal for entertaining during the summer months! The garden's size also provides ample play areas, making this an ideal family home. There is a detached garage as well as a wide and long driveway offering off-street parking for multiple vehicles. An internal viewing is essential for this outstanding property! EPC RATING C - FLOORPLAN TO FOLLOW

AREA GUIDE

The Buckstones are one of the most practical and scenic pockets of Alwoodley. You are essentially situated at the gateway to Adel Woods whilst remaining within walking distance of the area's main amenities. Situated in the heart of Alwoodley, one of the most desirable suburbs in North Leeds, offering a high quality of life with its leafy streets, "Outstanding" schools, and premier sporting facilities. Located approximately 5 miles north of Leeds city centre in the LS17 postcode, it provides a perfect balance between tranquil suburban living and easy access to urban amenities.

The Buckstones are considered a prime location for families due to its immediate proximity to high-performing schools:

St Paul's Catholic Primary School: Located directly opposite the entrance to the Buckstones on King Lane.
Allerton High School: A highly-regarded secondary school situated just a short walk south on King Lane.
Alwoodley Primary School: Is easily accessible via local footpaths.

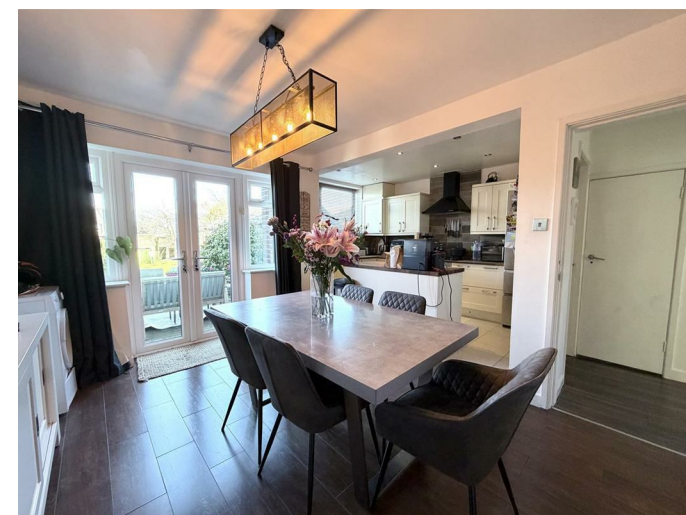
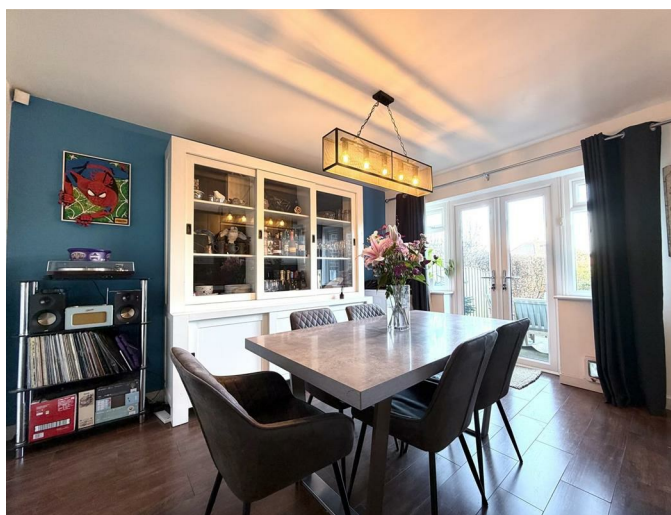


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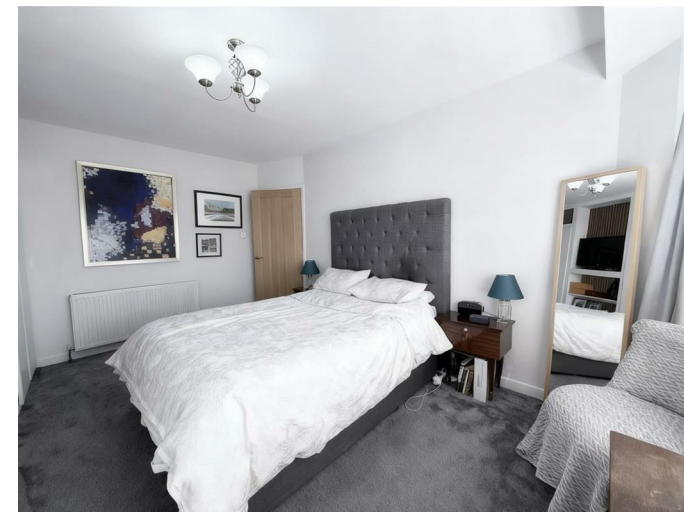
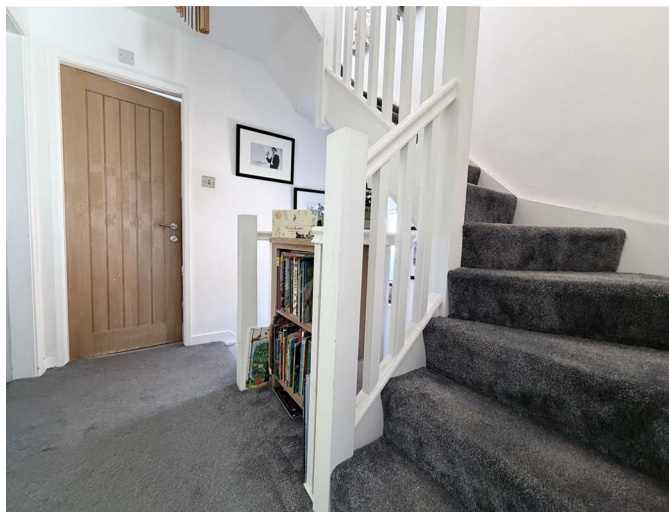
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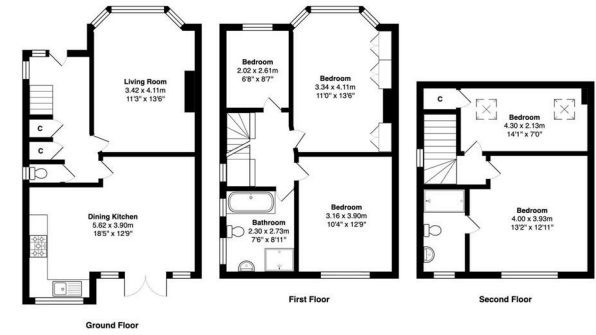
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SALES & LETTINGS





Total Area: 129.0 m² ... 1389 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		