



HUNTERS[®]
HERE TO GET *you* THERE

10 Nursery Close, Alwoodley, Leeds, LS17 7EB

Energy Rating: TBC | Council Tax Band: A

Offers Over £250,000

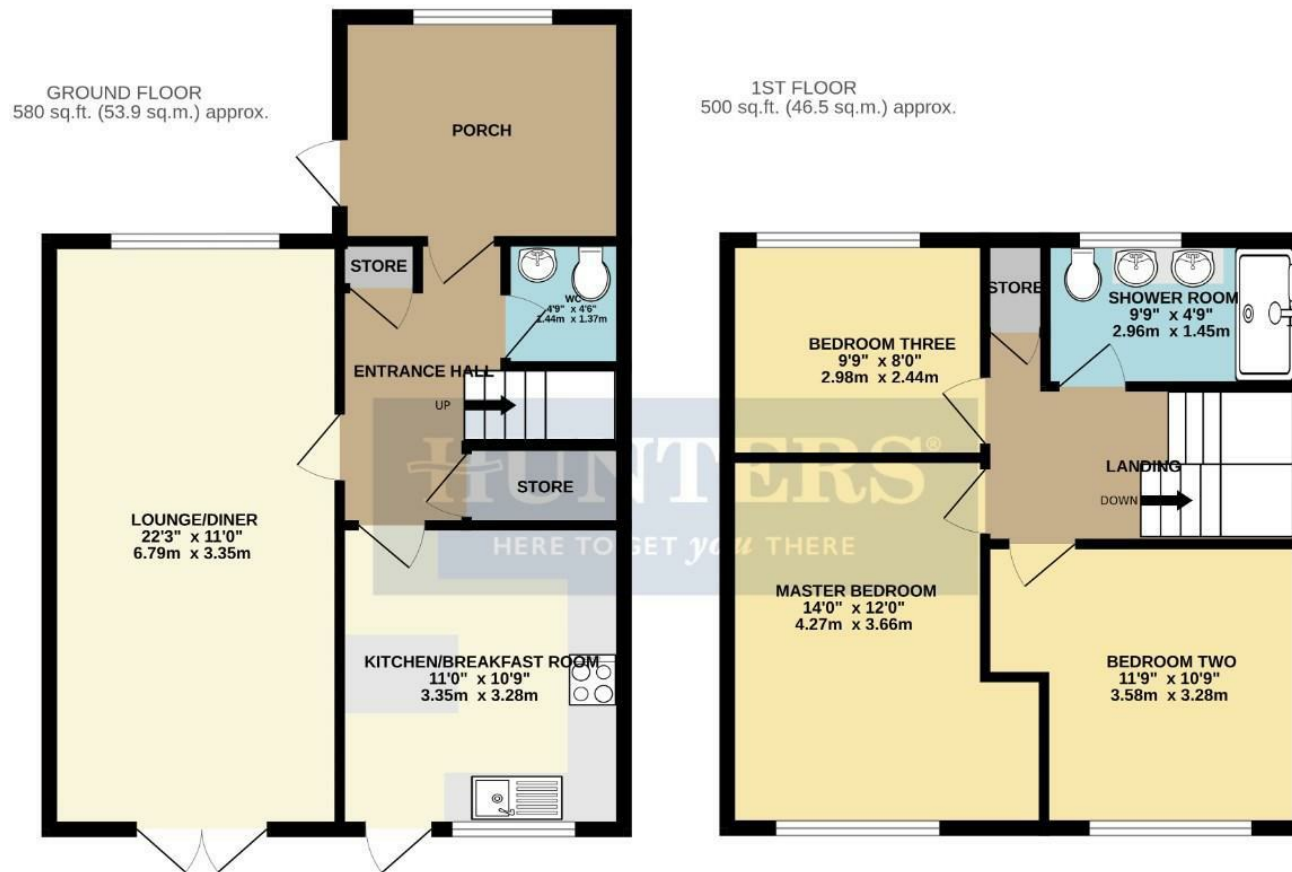
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SUPERB FIRST TIME BUYER OPPORTUNITY – IDEAL FOR GROWING FAMILIES – THREE BEDROOM HOUSE – GARDENS TO THE FRONT AND REAR – DRIVEWAY – EXTENDED TO THE FRONT – DOWNSTAIRS W/C – MOVE IN READY CONDITION – NO CHAIN – ALWOODLEY

Great for growing families, first time buyers or investors, this three bedroom house has been extended to the front and is in move in ready condition. Located in the heart of Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, restaurants, parks, pubs and transport links to name just some of the great amenities in the area. There are gardens to the front and rear, a driveway and the opportunity to rent a garage, externally. Internally, it briefly comprises; front porch, entrance hall, downstairs w/c, lounge dining room and kitchen breakfast room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC

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NURSERY CLOSE, ALWOODLEY, LEEDS, LS17 7EB

TOTAL FLOOR AREA : 1080 sq.ft. (100.3 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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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Porch
10'9" (max) - 8'6" (max)
Tiled floor.

Entrance Hall
10'9" (max) - 10'9" (max)
Stairs to the upper level, storage under the stairs and cloak room.

Downstairs W/C
4'9" (max) - 4'6" (max)
Fully tiled walls and floor, wash hand basin with pedestal under, heated towel rail and w/c.

Lounge Dining Room
22'3" (max) - 11'0" (max)
Radiator and double doors to the rear gardens.

Kitchen Breakfast Room
11'0" (max) - 10'9" (max)
Stainless steel sink with drainer, washing machine, dish washer, fan oven, hob with extractor over, boiler, tiled splash back, radiator and peninsula with in built breakfast bar.

Landing
11'9" (max) - 8'3" (max)
Stairs to the lower level.

Store Room
3'6" (max) - 2'3" (max)
Housing the boiler.

Master Bedroom
14'0" (max) - 12'0" (max)
Radiator.

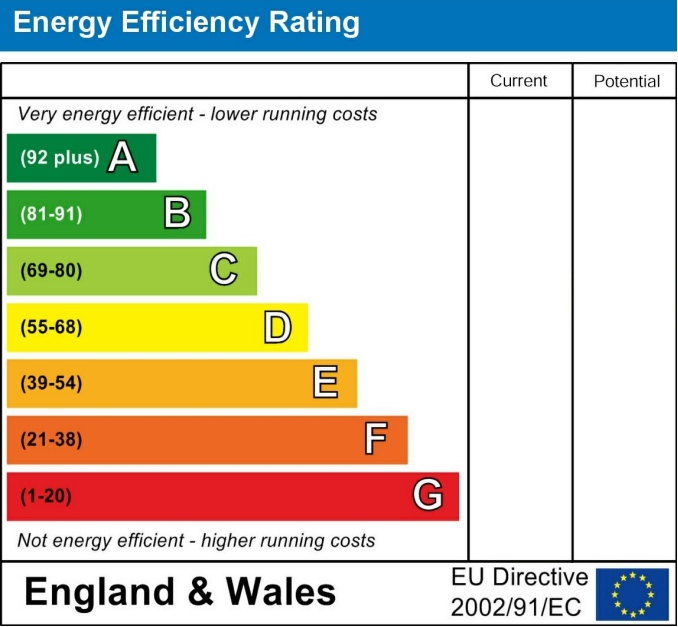
Bedroom Two
11'9" (max) - 10'9" (max)
Radiator.

Bedroom Three
9'9" (max) - 8'0" (max)
Radiator.

Shower Room
9'6" (max) - 4'9" (max)
Fully tiled walls and floor, shower cubicle with glass enclosure, his and hers wash hand basins with pedestal under, heated towel rail and w/c.

Front Garden and Driveway
Mainly paved with parking for at least two vehicles.

Rear Garden
Patio area, grassed lawns, plants, shrubs, trees and a walkway to the rear of the property.



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.



