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2 Turnberry Place, Alwoodley, Leeds, LS17 7TH

Chain Free £475,000

No chain - Located in a prime residential area, adjacent to 'Outstanding' rated Allerton High School, this is a beautifully presented four-bedroom detached house with well-maintained gardens and garage offering superb ready-to-move-into family accommodation in Leeds 17. Fully UPVC double-glazed windows and gas central heating system.

Accommodation includes a porch to the entrance hallway, ground-floor WC, fine lounge, dining room, conservatory, and modern fitted kitchen. First floor landing, four well-balanced-sized bedrooms, tiled shower room. Outside are lawned and stocked gardens with shed. Driveway leading to detached garage.

The property is well located offering access to neighbouring supermarket and cafe, adjacent to regular bus routes into central Leeds, and is convenient for the outstanding-rated Allerton High, primary schools and GSAL.

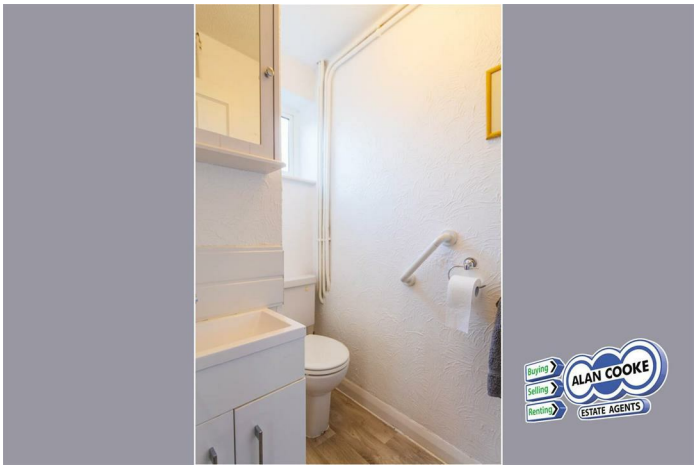
enquiries@alancooke.co.uk ✉ 0113 2888 666 ☎

GROUND FLOOR

PORCH
Covered entrance porch with uPVC secure door leading into:

HALLWAY
Central heating radiator, turned staircase leading up to first floor, spacious under-stairs storage cupboard

GROUND FLOOR WC
6'6" x 3'11" (2.0m x 1.2m)



Low wc, pedestal washbasin, uPVC double glazed window

LOUNGE
19'0" x 11'1" (5.8m x 3.4m)



uPVC double glazed bay window plus uPVC double glazed arch window facing the front, 2 x central heating radiators, feature fireplace around gas 'living-flame' fire.

LOUNGE



FITTED KITCHEN
9'10" x 11'1" (3.0m x 3.4m)



Range of fitted units with corresponding worktops and under-unit lighting, stainless steel 1.5 bowl sink with mixer tap and drainer, built-in oven, gas hob with extractor above, integrated fridge/freeezer, plumbed for washing machine, integrated dishwasher, uPVC double glazed window overlooking garden, uPVC double glazed door to side, cupboard housing gas-fired 'combi' central and water heating boiler.

FITTED KITCHEN



DINING ROOM
13'5" x 9'2" (4.1m x 2.8m)



Central heating radiator, Opening leading to:

CONSERVATORY
8'2" x 9'10" (2.5m x 3.0m)



Fully uPVC double glazed windows overlooking the garden with door leading out to side.

FIRST FLOOR

LANDING
Linen cupboard, uPVC double glazed window, ceiling hatch access to loft

BEDROOM 1
11'9" x 11'9" (3.6m x 3.6m)



Built in wardrobes, uPVC double glazed window, central heating radiator

BEDROOM 2
11'9" x 9'6" (3.6m x 2.9m)



uPVC double glazed window, central heating radiator

BEDROOM 3
11'9" x 9'2" (3.6m x 2.8m)



uPVC double glazed window, central heating radiator

BEDROOM 4
13'5" x 6'10" (4.1m x 2.1m)



uPVC double glazed window, central heating radiator

SHOWER ROOM
6'6" x 6'2" (2.0m x 1.9m)



Ceramic tiled walls, low wc, pedestal washbasin, walk-in shower cubicle, uPVC double glazed window, heated towel rail

OUTSIDE



Well maintained lawned and stocked gardens to three sides, shed. Driveway leading to garage

OUTSIDE



OUTSIDE



GARAGE



Detached garage with up and over door.

COUNCIL TAX
Band E

TENURE
Freehold

HOW TO GET THERE
Approached from Harrogate Road or King Lane, turn onto Nursery Lane, Turnberry Avenue and right onto Turnberry Place.

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.

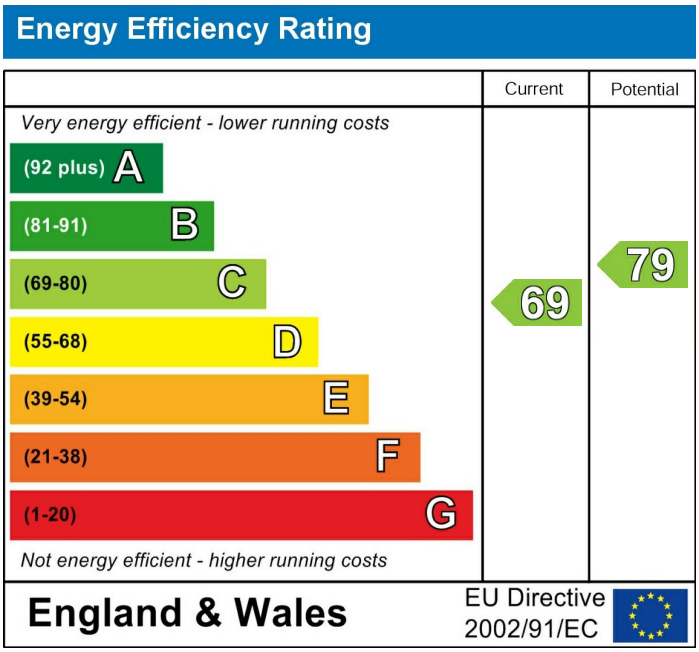
FIXTURES & FITTINGS
The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

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.

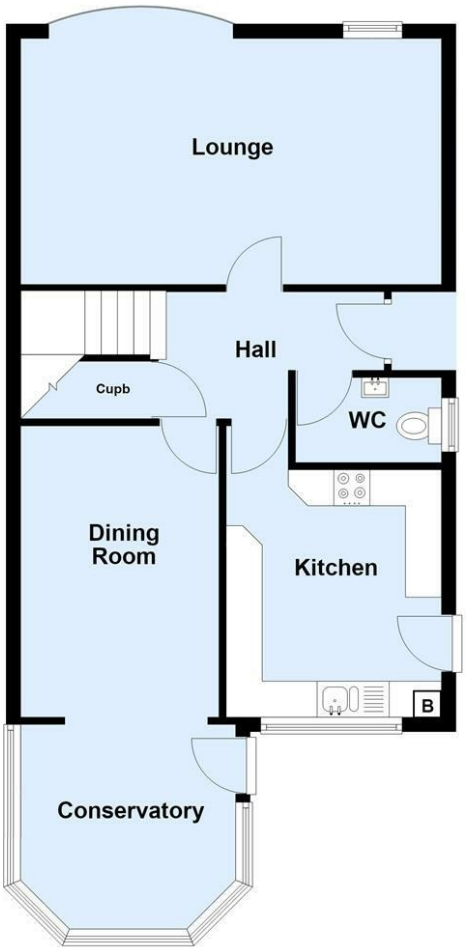
FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd
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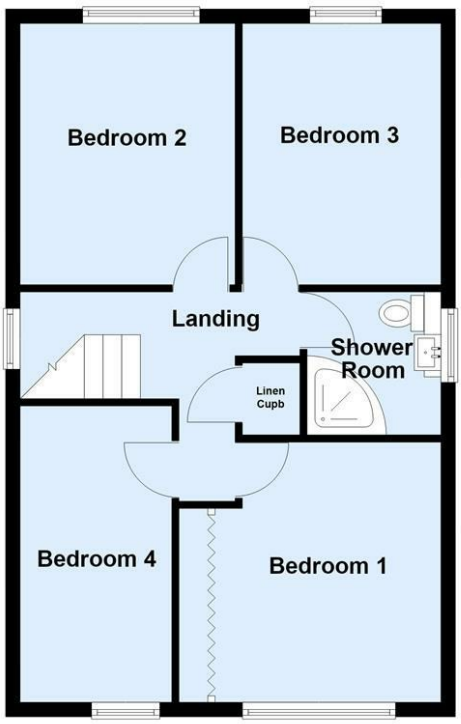
Ground Floor

Approx. 63.5 sq. metres (683.8 sq. feet)



First Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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