



**HUNTERS®**  
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**9 Plane Tree Rise, Alwoodley, Leeds, LS17 8UG**  
Council Tax Band: C | Energy Rating: TBC  
Reduced To £299,950

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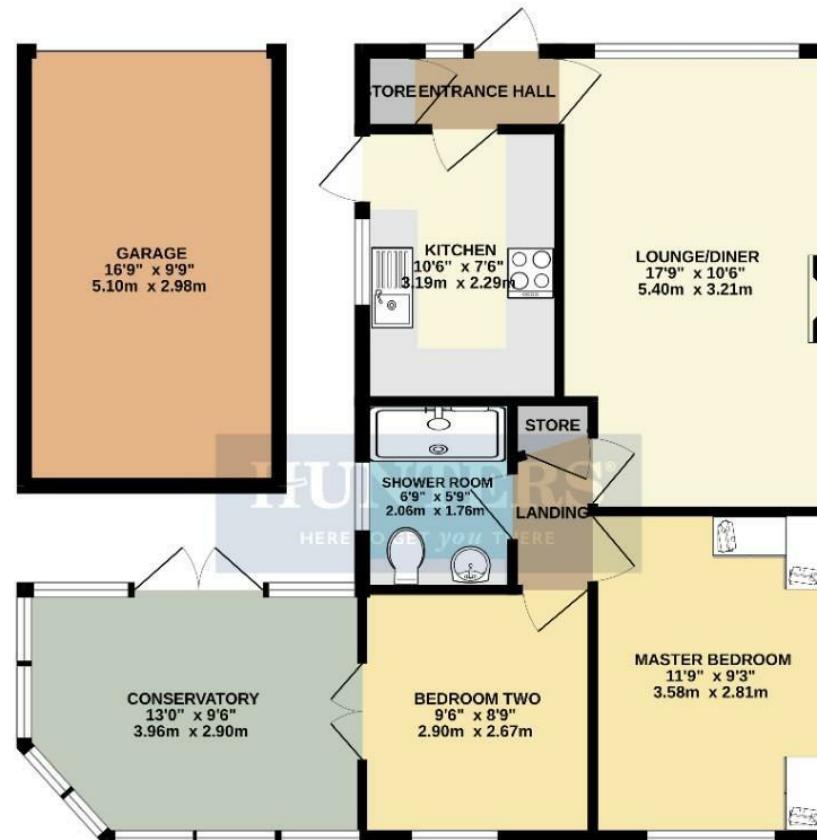
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SUPERB DOWN SIZING OPPORTUNITY – FANTASTIC LARGER THAN AVERAGE PRIVATE PLOT – SEMI-DETACHED EXTENDED BUNGALOW – TWO BEDROOMS – GARDENS TO THREE SIDES – DRIVEWAY – GARAGE – GREAT POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING PERMISSION - CUL-DE-SAC LOCATION IN ALWOODLEY – NO CHAIN

Set in a superb, wider than average, private plot, this two bedroom extended semi-detached bungalow is an ideal opportunity for people looking to downsize or further extend subject to planning. Located on a quiet cul-de-sac in Alwoodley, the property is close to restaurants, shops, parks, bars, transport links and other great amenities close by. There are gardens to the front, rear and side, a driveway and garage externally. Internally, it briefly comprises; entrance hall, cloakroom, lounge dining room, kitchen, two bedrooms, shower room, landing and conservatory. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242  
northleeds@hunters.com | www.hunters.com

GARAGE

GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

PLANE TREE RISE, ALWOODLEY, LEEDS, LS17 8UG

TOTAL FLOOR AREA: 859 sq.ft. (79.8 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

**Entrance Hall**

5'6" (max) - 3'0" (max)

**Cloakroom**

3'0" (max) - 2'0" (max)

**Lounge Dining Room**

17'9" (max) - 10'6" (max)

Electric fire with surround and radiator.

**Kitchen**

10'6" (max) - 7'6" (max)

Double fan oven, hob with extractor over, stainless steel sink with drainer, tiled splash back, tiled floor, door to the side and a range of wall and base units.

**Landing**

6'0" (max) - 3'0" (max)

Loft access.

**Store Room**

3'0" (max) - 2'3" (max)

**Master Bedroom**

11'9" (max) - 9'3" (max)

Built in wardrobes and radiator.

**Bedroom Two**

9'6" (max) - 8'9" (max)

Radiator, door to the rear gardens and double doors to the conservatory.

**Conservatory**

13'0" (max) - 9'6" (max)

Radiator, tiled floor and double doors to the gardens.

**Shower Room**

6'9" (max) - 5'9" (max)

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

**Front Gardens**

Mainly grassed lawns, bushes, plants, graveled flower beds, shrubs and a walkway to the front door and to the rear.

**Driveway**

With parking for at least one vehicle.

**Garage**

16'9" (max) - 8'9" (max)

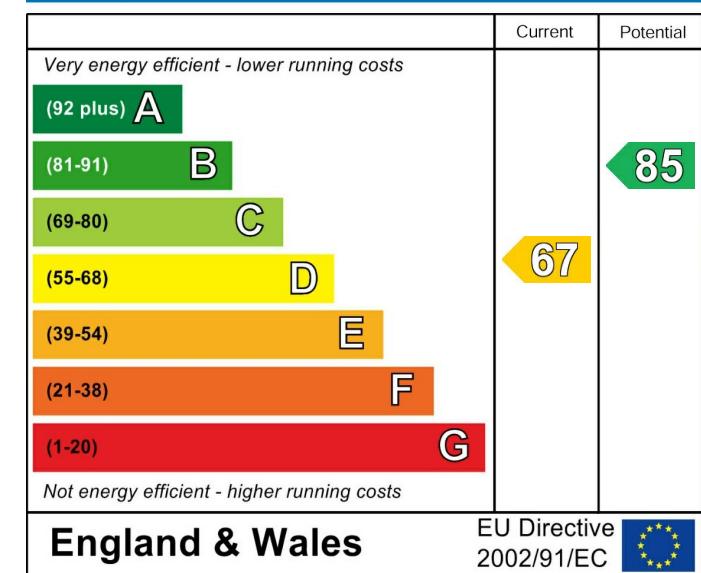
Up and over garage door.

**Side Gardens**

Grassed lawns, patio areas, flower beds, plants, shrubs and bushes.

**Rear Gardens**

Patio areas, graveled seating areas, plants, bushes, grassed lawns and shrubs.

**Energy Efficiency Rating**

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.









