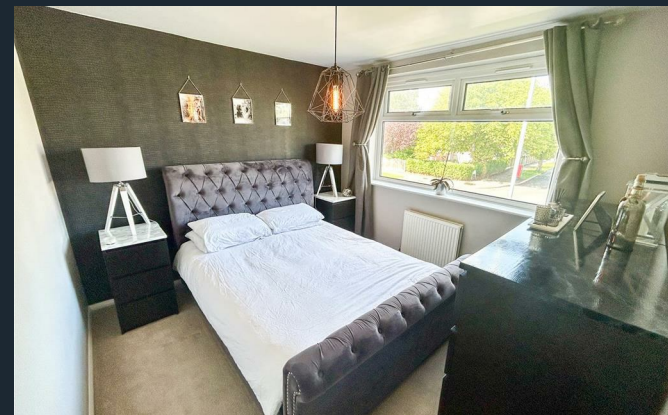




CORNERSTONE

29 Nursery Lane, Alwoodley, Leeds, LS17 7ED



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29 Nursery Lane

£260,000

This Livett Cartwright-built home is set on a generous corner plot, offering gardens to three sides, including well-maintained lawns, planted borders, and paved entertaining areas. The property has been fully refurbished in recent years and benefits from modern fittings throughout, offering buyers a move-in-ready home in a highly sought-after location.

Nursery Lane is ideally positioned close to a range of local amenities, including well-regarded schools, shops, cafes, and excellent transport links to Leeds and surrounding areas.

In brief, the ground floor comprises a welcoming entrance hall, spacious lounge, modern fitted kitchen, a side porch with useful storage, and a ground floor WC/ utility room. The first floor offers three bedrooms and a modern house bathroom.

This well-presented home offers a fantastic opportunity for a range of buyers. With modern interiors, generous gardens, and a sought-after Alwoodley location close to amenities, transport links, and reputable schools, the property is sure to attract strong interest.

Entrance

A welcoming entrance hall with a double-glazed window to the front, carpeted flooring, and a gas central heating radiator. The hall provides access to the lounge and kitchen and leads to the staircase to the first floor.

Living Room

The living room is a bright and comfortable space featuring double-glazed windows to the front, carpeted flooring, and a gas central heating radiator. A generously sized room, ideal for both relaxing and entertaining.

Kitchen

The modern fitted kitchen includes a range of wall and base units, a stainless steel sink with drainer, electric oven and hob with extractor hood, and a gas central heating radiator. There is a double-glazed window to the rear, tiled flooring, and access to the side porch. A built-in pantry offers useful additional storage.

Downstairs W.C. and Separate Utility Room

A practical addition to the ground floor, the side porch features a double-glazed window, provides access to a large storage room, and leads to the downstairs WC. The convenient WC is fitted with a toilet, a wash basin with vanity unit, and plumbing for a washing machine. The property's combi boiler is also housed here, with a single-glazed window to the side allowing in plenty of natural light.

Upstairs Landing

The landing includes a double-glazed window to the side, loft access, and carpeted flooring. It provides access to all three bedrooms and the house bathroom.

Main Bedroom

A well-proportioned double bedroom located at the front of the property, featuring a double-glazed window, gas central heating radiator, and carpeted flooring.

Bedroom 2

A second double bedroom, located at the rear of the property. This room benefits from a double-glazed window overlooking the garden, a gas central heating radiator, and carpeted flooring.

Bedroom 3

A single bedroom located at the front of the property, ideal for a child's room, home office, or nursery. Includes a double-glazed window, gas central heating radiator, and carpeted flooring.

Family Bathroom

The house bathroom is fitted with a bath with mixer tap and shower over, wash basin, WC, and a heated towel rail. The space is finished with double-glazed windows to both the side and rear for light and ventilation.

Outside Space

This home is set on a generous corner plot, offering gardens to three sides. The outdoor space includes ample parking space, well-maintained lawns, paved entertaining areas, hedged and fenced boundaries, and planted borders for added privacy and greenery. A gated area to the front adds to the overall kerb appeal and practicality of the plot.

Important Information

TENURE - Freehold.

Council Tax Band B.

Construction Type - Livett Cartwright

1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering check on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file, but may show on your credit search file.

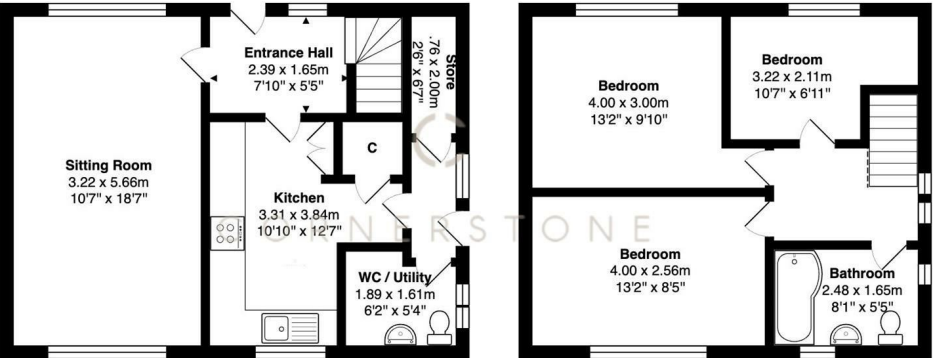
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or





Ground Floor

First Floor

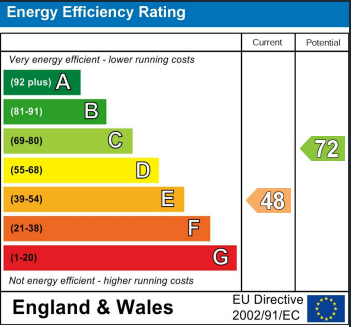
Total Area: 80.6 m² ... 868 ft²

All measurements are approximate and for display purposes only

contract; the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
B





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