



90 Nursery Lane, Alwoodley, Leeds, LS17 7HW

Chain Free £245,000

NO CHAIN - Offering superb accommodation and within a stones throw from high-rated schools for all ages, this is a delightful two bedroom end-town house, centrally located by local shops and travel links. Fully UPVC double glazed and gas combi central heating.

Accommodation includes secure front door accessible from Nursery Lane into a small entrance porch, lounge, kitchen. First floor landing with two double sized bedrooms, bathroom with bath-tub and wall shower. Lawned and stocked gardens to front and to rear, with garage and parking bay accessed from Turnberry Rise.

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



GROUND FLOOR

uPVC double glazed door to:

ENTRANCE PORCH

uPVC double glazed window to side, door into:

LOUNGE

20'0" x 12'1" (6.1m x 3.7m)



Turned staircase leading up to first floor, central heating radiator, uPVC double glazed window to front, glazed door into:

LOUNGE



KITCHEN

12'1" x 8'2" (3.7m x 2.5m)



Range of fitted units with corresponding worktops, stainless steel sink with drainer, plumbed for washing machine, uPVC double glazed window, uPVC double glazed door to rear.

FIRST FLOOR

LANDING

Ceiling hatch access to loft, linen cupboard

BEDROOM 1

10'5" x 11'5" (3.2m x 3.5m)



uPVC double glazed window to the front, central heating radiator



BEDROOM 2

11'5" x 8'2" (3.5m x 2.5m)



uPVC double glazed window, central heating radiator, store cupboard containing gas-fired 'combi' central and water heating boiler.

BATHROOM



Panel bath with hand shower, low wc, pedestal washbasin, central heating radiator, uPVC double glazed window

OUTSIDE



Lawned and stocked garden to front accessed from pathway from Nursery Lane. To rear, lawned and stocked enclosed garden, decked stage. The property benefits from a side pathway.

DETACHED GARAGE



Accessible from Turnberry Rise with allocated parking bay

DIRECTIONS



Nursery Lane is accessed directly from King Lane, or from Harrogate Road via Primley Park Avenue. The property has a pedestrian access from Nursery Lane, and has rear parking accessible from Turnberry Rise via Turnberry Avenue.



COUNCIL TAX

Band B

TENURE

Freehold

EPC

TBC

FIXTURES & FITTINGS

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

FLOORPLAN

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

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.

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.

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.

Alan Cooke Estate Agents Ltd

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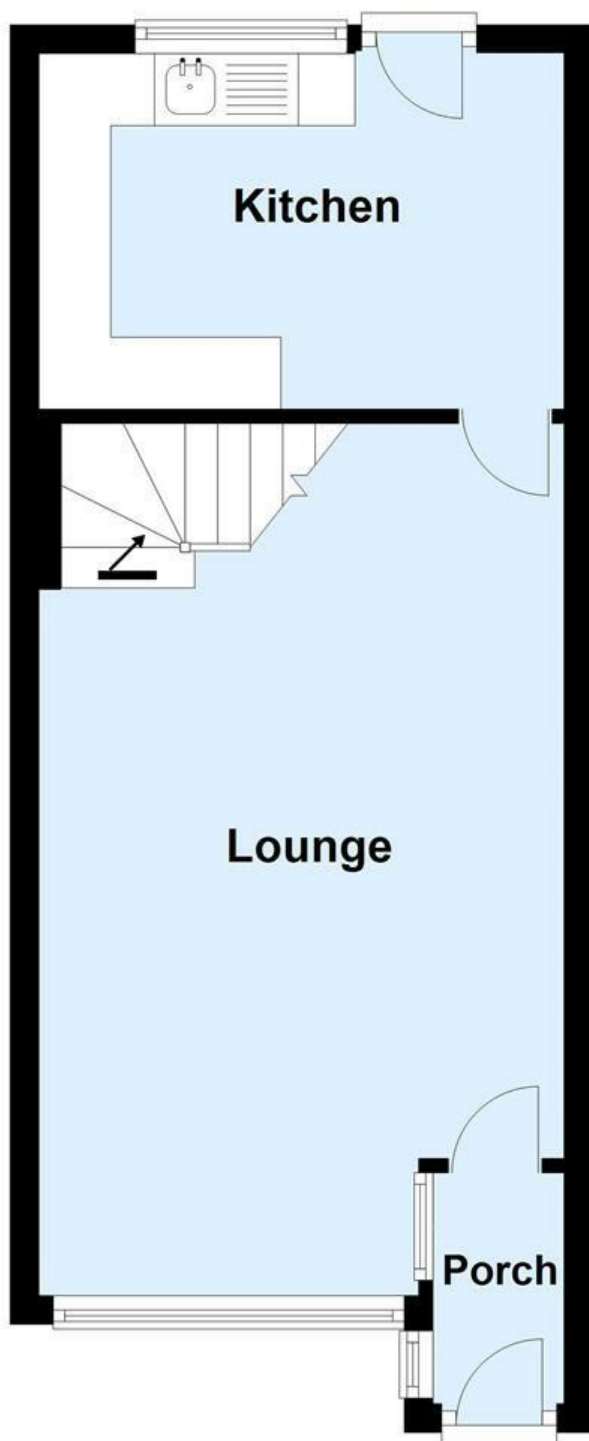
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor

Approx. 30.0 sq. metres (323.0 sq. feet)

