



10 Allerton Grange Close, Moortown, Leeds, LS17 6LF

Chain Free £420,000

No chain - Ideally located at the head of a cul-de-sac, this is a well presented two double bedded detached bungalow, set in lawned gardens with detached garage. Fully UPVC double glazed and gas central heating. Accommodation includes hallway, lounge, fitted kitchen, two double bedrooms, master bedroom with spacious wardrobe, shower room, separate WC. Lawned and stocked gardens, driveway to detached garage. The property is located in this popular family residential area close to popular secondary and primary schools, with great access to the popular areas of Moortown, Chapel Allerton and Roundhay.



GROUND FLOOR

Entry to the property is via the Hallway, or the Kitchen from the driveway.

uPVC double glazed door to:

HALLWAY



Central heating radiator

LOUNGE

13'9" x 15'8" (4.2m x 4.8m)



uPVC double glazed bay window to front & 2 x uPVC double glazed windows to side, feature fireplace around gas 'living-flame' fire, central heating radiator.

KITCHEN

11'5" x 7'6" (3.5m x 2.3m)



Range of fitted units of timber doors and fronts with corresponding worktops, stainless steel sink with mixer tap and drainer, built in double oven, gas hob with extractor above, uPVC double glazed door and window out to driveway.

BEDROOM 1

12'9" x 12'9" (3.9m x 3.9m)



uPVC double glazed bay window overlooking garden, central heating radiator, built in wardrobes with hidden access to spacious side wardrobe.



BEDROOM 2

12'1" x 11'1" (3.7m x 3.4m)



uPVC double glazed window to side, central heating radiator

SHOWER ROOM

7'6" x 4'11" (2.3m x 1.5m)



Walk-in shower cubicle, vanity washbasin, cupboard containing water immersion cylinder, central heating radiator, ceramic tiled walls, uPVC double glazed window.

WC

7'6" x 11'1" (2.3m x 3.4m)

Low wc, uPVC double glazed window

OUTSIDE



Paved driveway leading to garage, stocked, stepped rockery to front. Outhouse from driveway containing gas fired central heating boiler.

Lawned and stocked garden to rear with stone paved seating platforms.

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



DETACHED GARAGE



With up and over door

TENURE

Freehold

COUNCIL TAX BAND

D

EPC

TBC

DIRECTIONS

From our Moortown office, travel southbound on Harrogate Road. Turn left onto Gledhow Valley Road, left onto Allerton Grange Gardens, left onto Allerton Grange Rise and another left onto Allerton Grange Close.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 77.2 sq. metres (831.3 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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