Buying Selling Renting ALAN COOKE ESTATE AGENTS

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45 Linton Avenue, Alwoodley, Leeds, LS17 8PU

Chain Free £399,995

NO CHAIN - Located in a superb family residential area, a three bedroom detached family house with west facing lawned rear garden and driveway leading to detached garage. Fully UPVC double glazed and gas combi central heating.
Accommodation includes entrance porch, spacious lounge, dining room, fitted kitchen. First floor landing, two double bedrooms with one single third bedroom, shower room & separate WC.
Lawned and stocked gardens to the front and to the rear with driveway to detached garage.
The property is well located in this well-regarded family residential area with walking distance to local shops. Schools access is excellent as many top-rated primary schools and The Grammar School at Leeds are located nearby and is also convenient for bus routes to many other Yorkshire Schools.

GROUND FLOOR

ENTRANCE PORCH
6'6" x 3'3" (2.0m x 1.00m)

LOUNGE
12'9" x 18'4" (3.9m x 5.6m)

LOUNGE

LOUNGE

DINING ROOM
11'1" x 9'6" (3.4m x 2.9m)

KITCHEN
11'1" x 8'2" (3.4m x 2.5m)

KITCHEN

FIRST FLOOR

BEDROOM 1

SHOWER ROOM

BEDROOM 2

SEPARATE WC

OUTSIDE

BEDROOM 3

OUTSIDE

OUTSIDE

OUTHOUSE

DETACHED GARAGE

TENURE
Freehold

COUNCIL TAX
Band D

HOW TO GET THERE
From Shadwell Lane, turn onto Linton Avenue.

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.

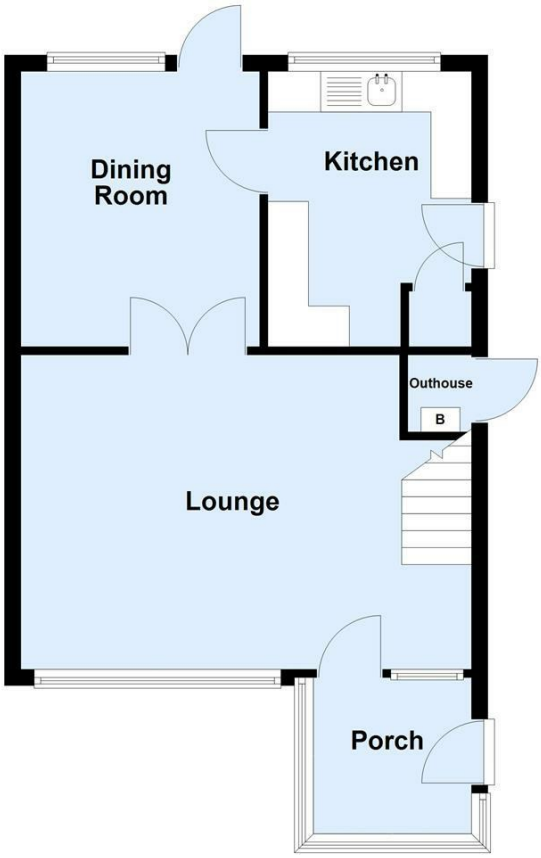
Alan Cooke Estate Agents Ltd
Incorporated in England 6539351

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		
England & Wales	EU Directive 2002/91/EC	

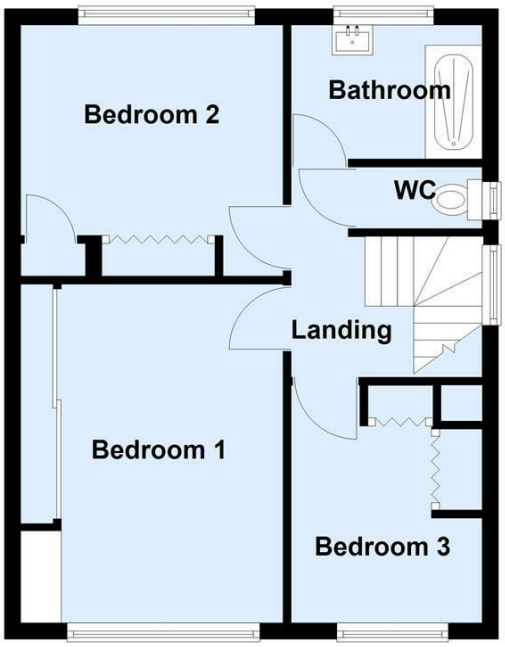
Ground Floor

Approx. 44.8 sq. metres (481.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (459.1 sq. feet)



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