



18 Hawks Nest Rise, Alwoodley, Leeds, LS17 7JH

Chain Free £425,000

NO CHAIN : SUPERB SPACIOUS GARDEN. Situated at the head of this residential cul-de-sac, this is a successfully extended three bedroom semi detached house with stunning open plan breakfast kitchen and spacious lounge. Fully UPVC double glazed and gas comb central heating.

Accommodation includes entrance porch, hallway, superb spacious living room, modern open plan breakfast kitchen newly fitted units and appliances, utility room, ground floor WC. First floor landing, extended master bedroom suite with ensuite shower room, bedrooms 2 and 3 with built in wardrobes, white bathroom suite. Second floor loft room accessed via loft ladder. Spacious lawned and stocked garden. Detached garage from driveway.

The property is well located within this highly regarded family residential area, offering an established family neighbourhood lifestyle. It offers convenient access to local primary and secondary schools (walking distance to Allerton High School) and The Grammar School at Leeds.

GROUND FLOOR

Steps up to uPVC double glazed door leading to:

PORCH

5'10" x 2'11" (1.8m x 0.9m)

uPVC double glazed window to front and into lounge, glazed door and side panel into:

HALL

10'9" x 5'10" (3.3m x 1.8m)

Turned staircase leading up to first floor

LOUNGE

9'10" x 14'5" + 14'1" x 10'5" (3.0m x 4.4m + 4.3m x 3.2m)



Spacious reception room with uPVC double glazed window to front, feature fireplace with gas 'living-flame' fire, uPVC double glazed sliding door leading to family room, 2 x central heating radiator

LOUNGE



LOUNGE



FAMILY ROOM

14'1" x 8'10" (4.3m x 2.7m)



uPVC double glazed sliding patio doors with security grille leading to rear garden, central heating radiator

EXTENDED BREAKFAST KITCHEN

20'4" x 10'9" (6.2m x 3.3m)



Stunning Range of fitted units with corresponding worktops, polished tiled floor, ceramic splash back tiling, inset ceiling lighting, uPVC double glazed windows to rear and to side.



Integrated appliances include electric oven, microwave, dishwasher, stainless steel sink with mixer tap and drainer, gas hop with extractor above. uPVC double glazed door leading out to side driveway, central heating radiator.

EXTENDED BREAKFAST KITCHEN



EXTENDED BREAKFAST KITCHEN



EXTENDED BREAKFAST KITCHEN



UTILITY ROOM

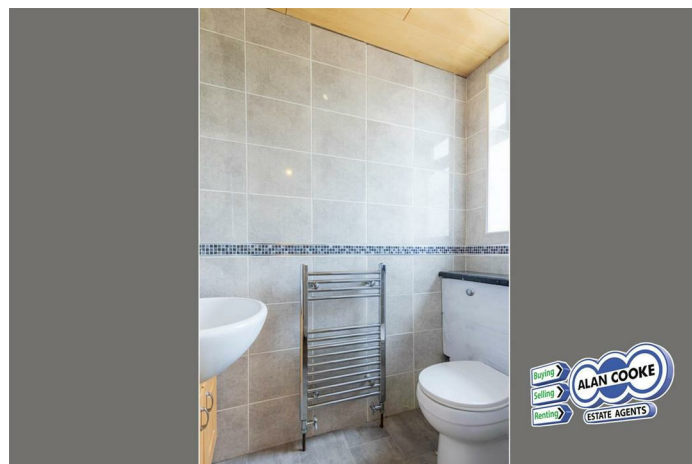
5'6" x 5'10" (1.7m x 1.8m)



Fitted units and worktop, plumbed for washing machine, gas-fired 'combi' central and water heating boiler, uPVC double glazed window

GROUND FLOOR WC

5'10" x 3'11" (1.8m x 1.2m)



Low wc, vanity washbasin, ceramic tiled walls and floor, heated towel rail, uPVC double glazed window

FIRST FLOOR

LANDING

Ceiling hatch with pull down ladder access to loft, linen cupboard

MASTER BEDROOM SUITE

Comprising



BEDROOM 1

17'0" x 10'5" (5.2m x 3.2m)



Extended bedroom with uPVC double glazed window, uPVC double glazed window

BEDROOM 3

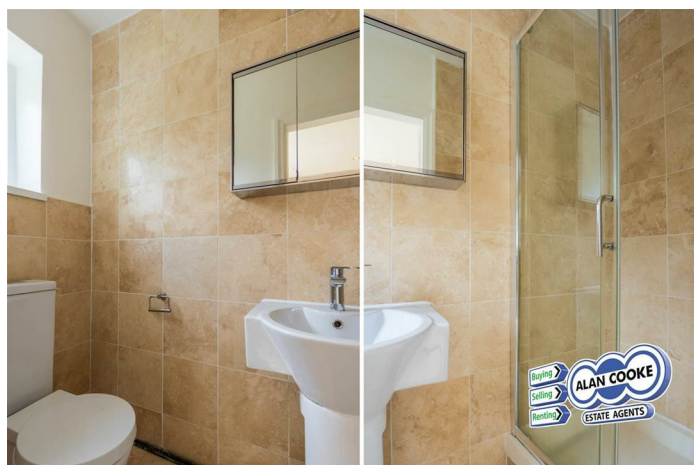
10'5" x 11'5" max (3.2m x 3.5m max)



uPVC double glazed window, central heating radiator, built in wardrobes

EN-SUITE SHOWER ROOM

8'10" x 3'7" (2.7m x 1.1m)



Low wc, pedestal washbasin, walk-in shower cubicle, ceramic tiled walls and floor

BATHROOM

8'10" x 5'6" (2.7m x 1.7m)



White suite of panel bath with hand shower, low wc, pedestal washbasin, part ceramic tiled walls, heated towel rail, 2 x uPVC double glazed window

BEDROOM 2

10'9" x 13'1" (3.3m x 4.0m)



uPVC double glazed window to front, built in wardrobes, inset store cupboard, central heating radiator

SECOND FLOOR

LOFT ROOM

Versatile loft room with restricted head height, velux window



OUTSIDE



Paved driveway to front, Spacious lawned and stocked garden to rear.

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



DETACHED GARAGE



With up and over door, 2 x uPVC double glazed windows

TENURE

Freehold

EPC

Rating C



COUNCIL TAX
Band C

DIRECTIONS

From Harrogate Road, turn into Primley Park Lane and then left into Hawks Nest Rise.

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

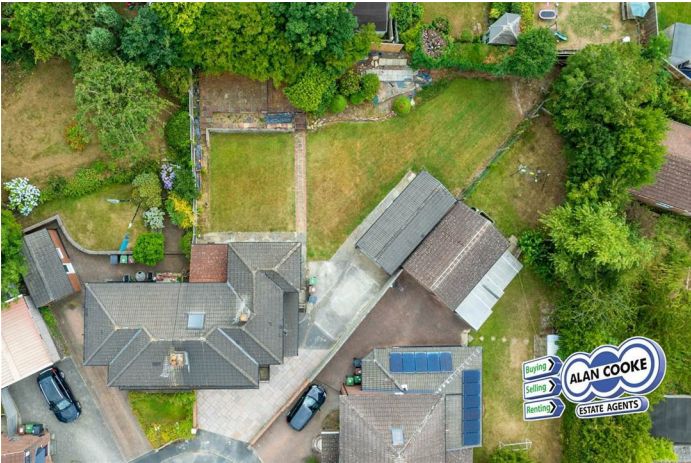
All measurements quoted are approximate.

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
Incorporated in England 6539351

OUTSIDE



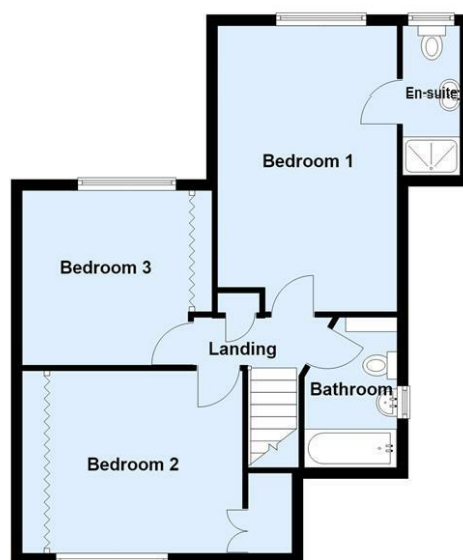
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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	

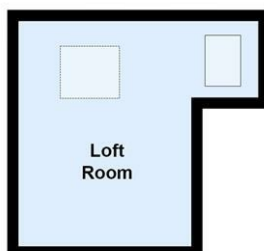
Ground Floor
Approx. 67.3 sq. metres (724.5 sq. feet)
(excluding Garage)



First Floor
Approx. 55.1 sq. metres (593.1 sq. feet)



Second Floor



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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