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## 66 Blackmoor Road, Alwoodley, Leeds, LS17 5NA

## £340,000

A unique, extended three bedroom family house well located close to local schools and amenities is available for purchase.
Fully double glazed and gas combi central heating system, EPC rating C.
Accommodation includes entrance porch, spacious lounge, open plan kitchen/diner featuring modern fitted kitchen, utility area and ground floor WC. First floor landing, master bedroom with en-suite shower room, house bathroom, Loft room.
Outside is an off-street parking enclosure with gated access, elevated seating/dining area and rear garden with versatile outhouse.
The property is well located adjacent to Sainsbury's supermarket and the Leeds Ring Road.

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## GROUND FLOOR
Secure front door into

## PORCH
8'10" x 4'7" (2.7m x 1.4m)



uPVC double glazed window to the side, central heating radiator, glazed double doors into

## LOUNGE
21'7" x 5'6" (6.6m x 1.7m)



Open plan lounge area with turned staircase leading up to the first floor, two central heating radiators, uPVC double glazed window to the front and uPVC double glazed double doors opening to the rear garden

## LOUNGE



## LOUNGE



## OPEN PLAN DINING KITCHEN
Comprising

## FITTED KITCHEN
10'9" x 10'9" (3.3m x 3.3m )



Modern range of fitted units and marble work tops, built in double oven, inset sink, integrated dishwasher, induction hob with extractor above, breakfast bar, inset ceiling lighting

## FITTED KITCHEN



## DINING ROOM

10'5" x 10'2" (3.2m x 3.1m)



Double glazed bi-folding doors opening to the side, central heating radiator, cupboard housing gas-fired combi water and central heating boiler

## DINING ROOM



## UTILITY AREA

6'10" x 5'2" (2.1m x 1.6m)

Plumbed for washing machine, uPVC double glazed window to the front

## GROUND FLOOR WC

5'2" x 3'3" (1.6m x 1.0m)



Low WC, vanity wash basin, uPVC double glazed window

## FIRST FLOOR

## LANDING

## BEDROOM 1

10'5" x 11'1" + 4'7" x 5'2" (3.2m x 3.4m + 1.4m x 1.6m)



uPVC double glazed windows to the front and side, central heating radiator

## EN-SUITE SHOWER ROOM
8'6" x 4'7" (2.6m x 1.4m)



Walk-in shower cubicle, low WC, vanity wash basin, uPVC double glazed window, ceramic tiled walls

## BEDROOM 2
13'1" to wardrobe x 4'7" (4.0m to wardrobe x 1.4m)



uPVC double glazed window to the rear, central heating radiator, built in wardobes

## BEDROOM 3
9'6" x 10'5" (2.9m x 3.2m)



uPVC double glazed window, central heating radiator

## BATHROOM
7'10" x 5'2" (2.4m x 1.6m)



Panelled bath with wall mounted electric shower, low WC, pedestal wash basin, central heating radiator

## SECOND FLOOR

### Loft room
9'2" x 12'5" + 14'5" x 6'6" (2.8m x 3.8m + 4.4m x 2.0m)



With restricted head height throughout. Three Velux windows, eaves storage

## OUTSIDE



Sliding iron gate access to driveway courtyard with raised seating/outdoor dining area. Enclosed low maintenance rear garden

## OUTSIDE



## OUTSIDE



## OUTSIDE



## OUTHOUSE

The property benefits from a versatile outhouse, ideal for storage or office utility

## TENURE

Freehold

## COUNCIL TAX

Band A

## HOW TO GET THERE

Blackmoor Road is approached directly from the Leeds Ring Road by the Moor Allerton Shopping Centre

## 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.

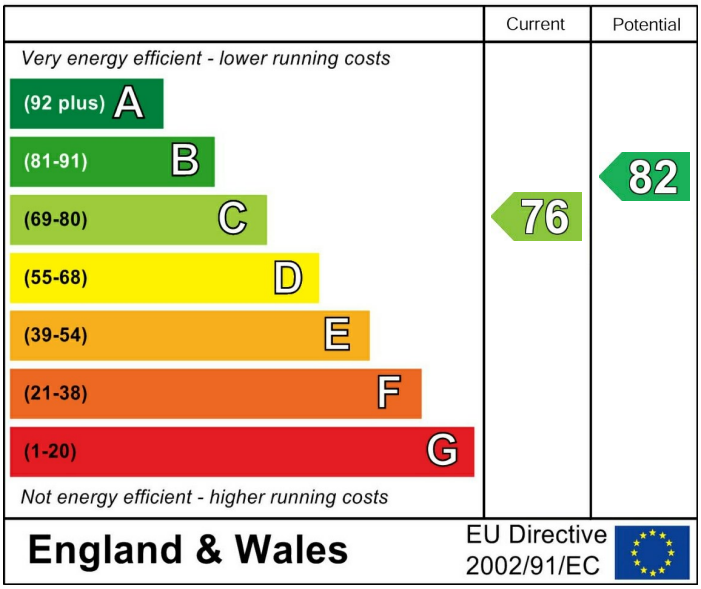
## FLOORPLAN

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

## Alan Cooke Estate Agents Ltd

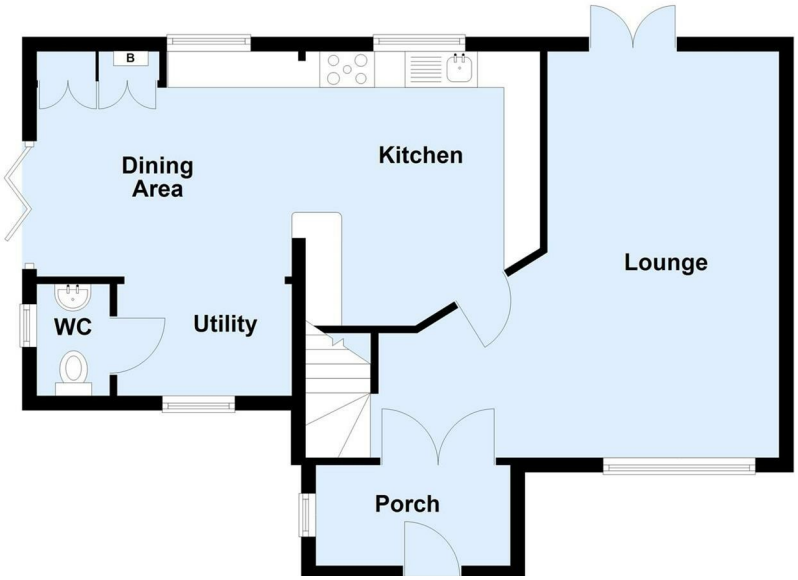
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## Energy Efficiency Rating



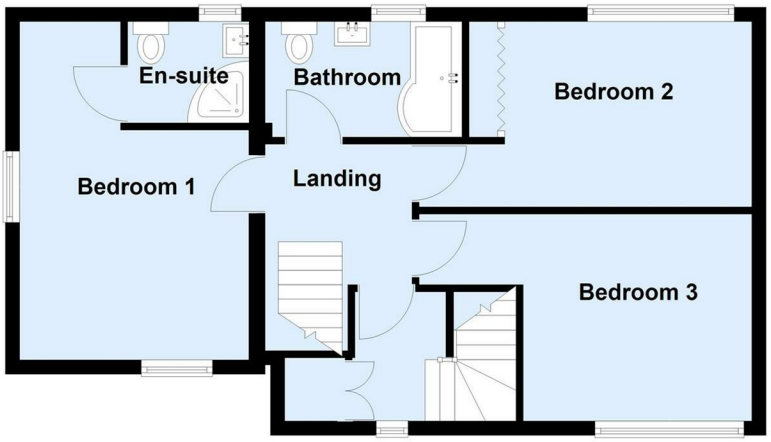
## Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



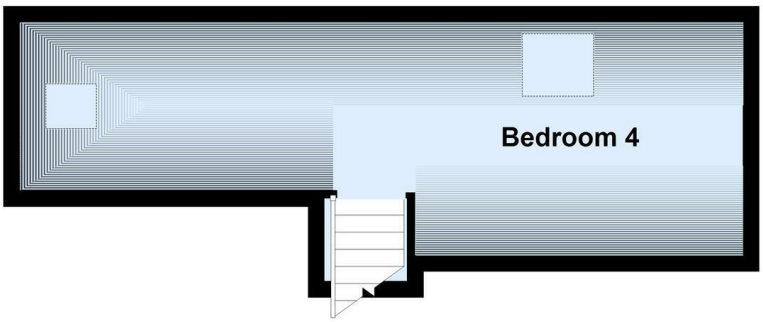

## First Floor

Approx. 49.8 sq. metres (536.6 sq. feet)




## Second Floor

Approx. 21.0 sq. metres (226.0 sq. feet)




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