



## 92 Nursery Lane, Alwoodley, Leeds, LS17 7HW

**Chain Free £240,000**

NO CHAIN - Offering superb move-in accommodation with potential for further development (subject to planning) and within a stones-throw from high-rated schools for all ages, this is a delightful two bedroom end townhouse, centrally located by local shops and travel links. Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes secure front door accessible from Nursery Lane into a small entrance porch, lounge, well-presented fitted kitchen. First floor landing with two double-sized bedrooms, bathroom with bath tub and wall shower. Lawned and stocked gardens to the front and 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 and primary schools.



## GROUND FLOOR

uPVC double glazed door into

## ENTRANCE PORCH

uPVC double glazed window to the side, door into

## LOUNGE

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



Turned staircase leading up to the first floor, two central heating radiators, uPVC double glazed window to the front, glazed door leading into the kitchen

## LOUNGE



## FITTED KITCHEN

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



Well presented kitchen with range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, electric hob with extractor above, plumbed for washing machine, cupboard housing gas-fired combi water and central heating boiler, uPVC double glazed window, uPVC double glazed door to the rear

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft, linen cupboard

## BEDROOM 1

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



uPVC double glazed window to the front, central heating radiator





## BEDROOM 2

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



uPVC double glazed window, central heating radiator, store cupboard

## BATHROOM



Ceramic tiled walls, panelled bath with wall-mounted electric shower, low WC, pedestal wash basin, central heating radiator

## OUTSIDE



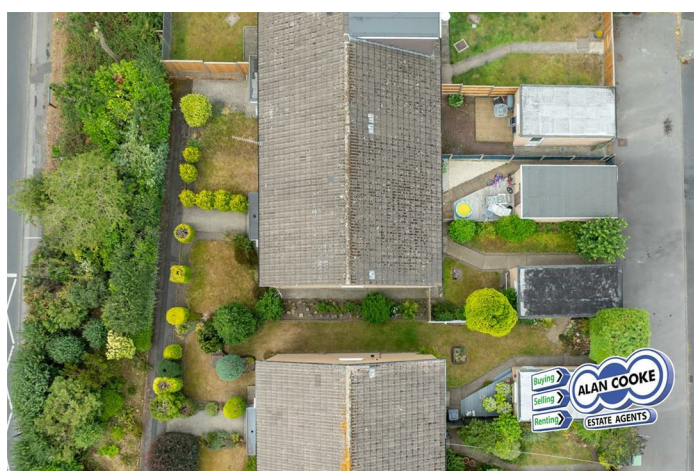
Lawned and stocked garden to the front accessed from pathway from Nursery Lane. Enclosed, lawned and stocked garden to the rear. The property benefits from a side pathway linking the front and rear gardens

## DETACHED GARAGE



Accessible from Turnberry Rise with allocated parking bay

## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band B



## HOW TO GET THERE

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

## 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

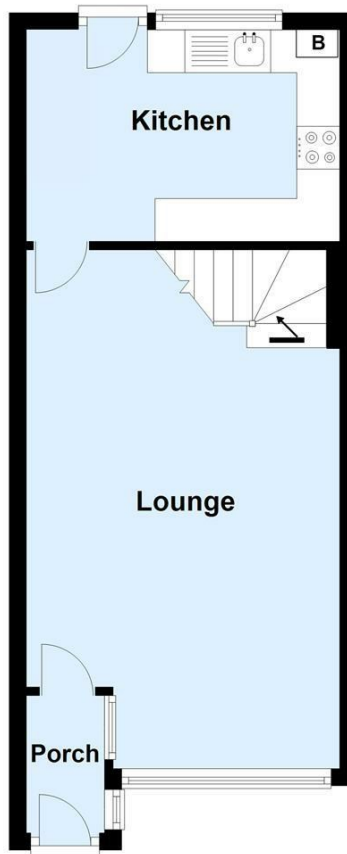
Incorporated in England 6539351

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)

