



**64 Primley Park Drive, Alwoodley, Leeds, LS17 7LR**

**Chain Free £275,000**

NO CHAIN - Situated in this extremely popular and convenient location, close to local primary, Allerton High Secondary and GSAL schools. An excellent three bedroom town house with south facing gardens and garage. Fully UPVC double glazing and gas central heating system.

Accommodation includes entrance hall, lounge, open breakfast kitchen, modern fitted kitchen with integrated appliances. First floor landing, two double sized bedrooms and a single third, white suite bathroom. South facing garden.

## GROUND FLOOR

uPVC double glazed front door to:

### ENTRANCE HALL

Central heating radiator, staircase leading up to first floor

### LOUNGE

14'1" x 11'9" (4.3m x 3.6m)

uPVC double glazed window to front with excellent outlook down the road, central heating column radiator. Opening to

### LOUNGE



### LOUNGE



### OPEN BREAKFAST KITCHEN

Comprising

### BREAKFAST AREA

12'5" x 7'6" (3.8m x 2.3m)

Central heating radiator, range of fitted units with corresponding worktops, tall central heating radiator, uPVC double glazed double doors opening out to rear garden.

### FITTED KITCHEN

12'5" x 7'2" (3.8m x 2.2m)



Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated washing machine, cupboard leading to under-stairs storage area.

### FITTED KITCHEN



## FIRST FLOOR

### LANDING

Ceiling hatch access to loft,



## BEDROOM 1

14'9" x 8'6" (4.5m x 2.6m)



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

## BEDROOM 2

11'9" x 8'6" (3.6m x 2.6m)



uPVC double glazed window, central heating radiator

## BEDROOM 3

10'5" x 5'10" (3.2m x 1.8m)



uPVC double glazed window, central heating radiator

## BATHROOM



White suite of panel bath with wall-mounted electric shower, low wc, pedestal washbasin,

## OUTSIDE

Lawned garden to front. South facing lawned and stocked rear garden, patio. Gated rear access leading to ginnel.

## NOTE

The vendor has informed that the cabinetry doors were recently renovated and the water tank heater was changed within the past year.

## COUNCIL TAX

Band C

## EPC

Rating C

## TENURE

Freehold

## DIRECTIONS

From Harrogate Road turn onto Primley Park View and then left onto Primley Park Drive.

## 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

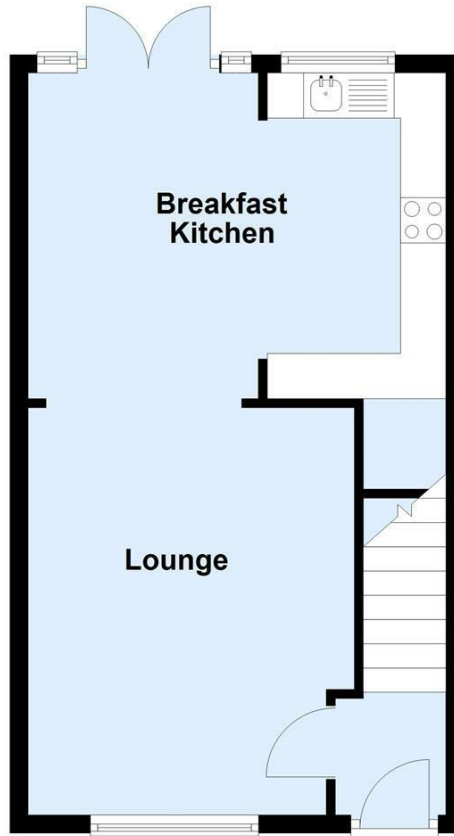
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



## First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)

