



26 Primley Park Mount, Alwoodley, Leeds, LS17 7JS

Chain Free £700,000

Superbly located on one of Alwoodley's prime addresses, this is a unique four bedroom detached family house offering single level accommodation on an elevated ground floor level with additional accommodation and integral garage on the lower ground floor. The property benefits from being fully double glazed, has a gas-fuelled heated ventilation system and solar panels to the roof. Requires some updating. EPC rating D.

Accommodation includes entrance porch, hallway, lounge, dining room, spacious kitchen, three double-sized bedrooms with built in wardrobes including a master bedroom with en-suite WC. House and guest bathrooms. The lower ground level offers an additional bedroom solution with study and integral garage. The large loft space offers further potential for conversion, subject to any necessary planning permissions. Outside are lawned gardens with rear courtyard currently fitted for wheelchair access to the ground floor.

The ideal family home in close proximity to GSAL and "outstanding" Ofsted rated secondary schools.

GROUND FLOOR

Steps from street level leading to the ground floor, uPVC double glazed door into

PORCH

14'1" x 5'6" (4.3m x 1.7m)

uPVC double glazed window to the front and side and glazed door and panelling into the lounge. uPVC double glazed door into the

ENTRANCE LOBBY

Secure door into

RECEPTION HALL



FINE LOUNGE

16'8" x 15'5" (5.1m x 4.7m)



uPVC double glazed window to the front, glazed folding doors leading into the

DINING ROOM

13'9" x 12'1" (4.2m x 3.7m)



uPVC double glazed window to the side

DINING ROOM



DINING ROOM



BREAKFAST KITCHEN

12'1" x 17'4" (3.7m x 5.3m)



Range of fitted units with corresponding work tops, breakfast bar, plumbed for washing machine and dishwasher, stainless steel sink with mixer tap and drainer, built in oven, 4-ring gas hob, uPVC double glazed windows to the side and rear

BREAKFAST KITCHEN



BREAKFAST KITCHEN



INNER HALL

Glazed ceiling hatch access to the loft allowing natural lighting from roof glazing.



GUEST WASH ROOM/SHOWER ROOM

4'11" x 6'10" (1.5m x 2.1m)

Ceramic tiled walls, uPVC double glazed window, walk-in shower cubicle, low WC, pedestal wash basin

BEDROOM 1

13'1" max x 16'0" (4.0m max x 4.9m)



uPVC double glazed window to the front, built in wardrobes

EN-SUITE WC

4'11" x 4'3" max (1.5m x 1.3m max)

Low WC, pedestal wash basin, wall mounted wash basin

BEDROOM 2

10'2" x 11'9" plus 9'2" x 8'6" (3.1m x 3.6m plus 2.8m x 2.6m)



Extended bedroom featuring a conservatory area with uPVC double glazed windows to two sides and double doors opening to the rear, built in wardrobes

BEDROOM 2



BEDROOM 3

10'9" x 11'1" (3.3m x 3.4m)



Built in wardrobes, uPVC double glazed window

BATHROOM

11'1" x 6'10" (3.4m x 2.1m)



Part ceramic tiled walls, wet-room with wall shower, low WC, pedestal wash basin, two uPVC double glazed windows, heated towel rail

LOWER GROUND FLOOR

BEDROOM 4

16'8" x 10'5" (5.1m x 3.2m)



uPVC double glazed window and secure door leading out to the side

WC

5'2" x 2'11" (1.6m x 0.9m)

Low WC, uPVC double glazed window

STUDY

11'9" x 11'9" (3.6m x 3.6m)



INNER LOBBY

GARAGE

6'6" x 14'9" (2.0m x 4.5m)

With up and over door to the front, gas water heating boiler



OUTSIDE



Wide driveway offering off-street parking leading to a double-width integral garage. Steps lead up to a lawn and well-stocked garden at the front. A side driveway directs to the rear of the property, featuring a stone-enclosed courtyard. An outhouse adjacent to the kitchen contains a gas-fired warm-air heating boiler

OUTSIDE



OUTSIDE



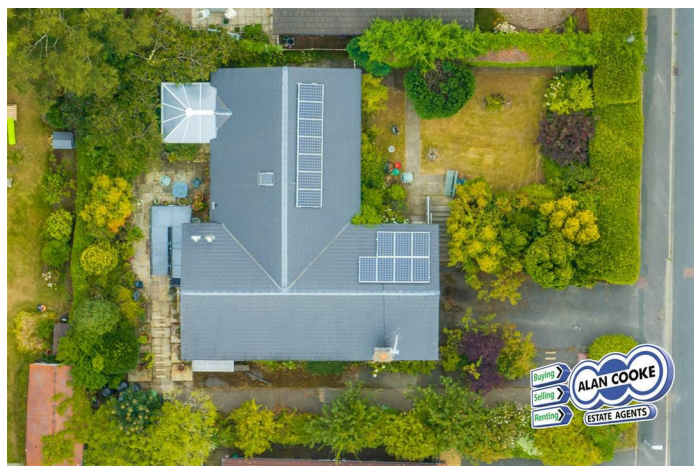
OUTSIDE



OUTSIDE



OUTSIDE



AGENTS NOTE

The vendors have informed of renovations to the property. These include:

- Full internal electrical re-wiring in 2024
- New conservatory roof in 2024 with 9 years remaining on the guarantee
- Decorated and carpeted in 2024



AGENTS NOTE

The vendors are currently awaiting grant of probate on the estate to which the property belongs before exchange of contracts can be permitted

TENURE

Freehold

COUNCIL TAX

Band G

HOW TO GET THERE

Approached from Harrogate Road, turn down Primley Park View and then left into Primley Park Mount

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		72
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



