



Stoneacre
Properties



Alwoodley Lane

Alwoodley Leeds, LS17 7PX

£895,000



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ENTRANCE HALL

Double glazed porch with double doors. Stairs to first floor, WC, radiator, HIVE heating control.

SHOWER ROOM

Fully tiled wet room comprising walk in shower, WC, wash hand basin, frosted double glazed window, chrome heated towel rail and underfloor heating.

FRONT RECEPTION ROOM

Generous reception room having double glazed bay window to front aspect, double glazed window to side aspect, working original fireplace, radiator.

REAR RECEPTION ROOM

Having recently installed log burner, double glazed French windows and doors to rear garden, central heating radiator.

KITCHEN-DINER

Featuring an extensive range of modern wall and base units with complimentary worksurfaces and inset sink, range of integrated appliances including 1.5 oven, island having base units and hob with extractor hood, dishwasher and fridge freezer. Double glazed window, radiator, space for dining table, UVPC door to side. Walk in utility area with plumbing for washing machine, glazed window to side, storage space.

SUN ROOM

Ideal family/TV/play room with double glazed sliding door to rear patio and garden, two double glazed windows, radiator.

FIRST FLOOR LANDING

Loft hatch with drop down ladder, central heating

radiator, double glazed window, two large built in store cupboards.

MASTER BEDROOM

Spacious double bedroom with dual aspect double glazed windows, radiator, fitted furniture.

BEDROOM TWO

Spacious double bedroom with dual aspect windows including a double glazed bay window, radiator, fitted furniture.

BEDROOM THREE

Spacious double bedroom with dual aspect double glazed windows, radiator, fitted furniture.

BATHROOM

Modern suite comprising inset bath with tiled surround, tiled WC/wash hand basin vanity unit, chrome heated towel rail, frosted double glazed window, tiled flooring, underfloor heating.

BEDROOM FOUR

Double bedroom with dual aspect double glazed windows, radiator, fitted wardrobe and storage.

BEDROOM FIVE

Currently used as a study, having fitted desk and store cupboards, double glazed window, radiator.

FIRST FLOOR SHOWER ROOM

Fully tiled suite comprising walk in shower cubicle, WC, wash hand basin, frosted double glazed window, chrome heated towel rail, extractor fan.

EXTERNAL

Offering garage, in and out driveway and private enclosed South facing rear garden, having generous

lawned area, mature borders and shrubs, patio seating area.



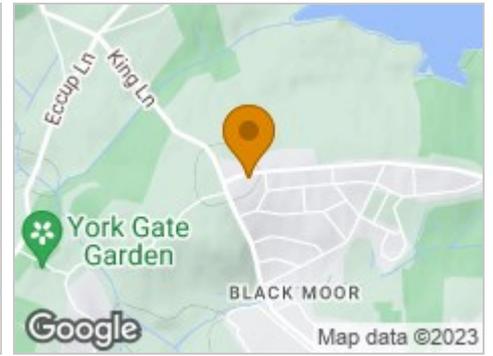
Road Map



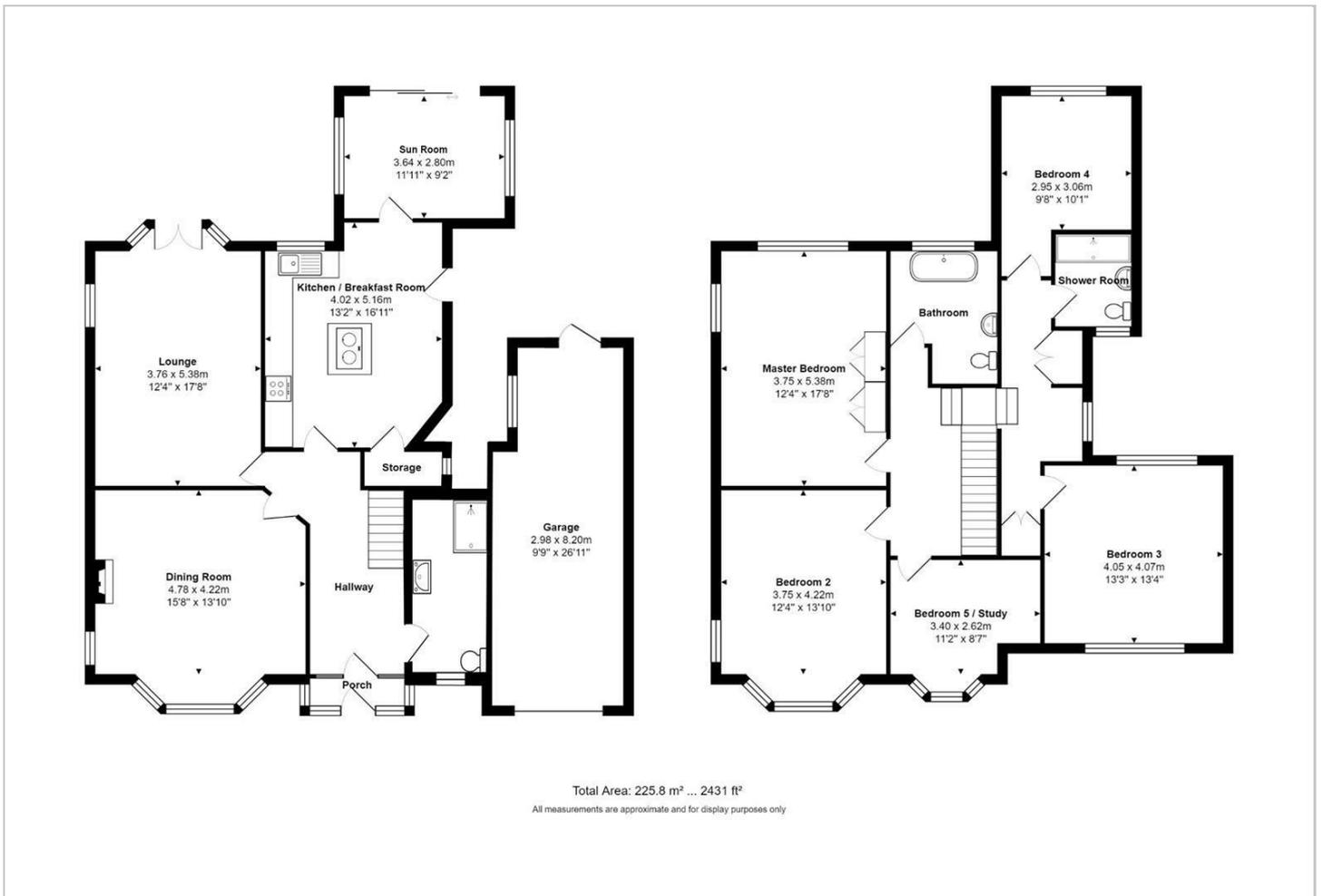
Hybrid Map



Terrain Map



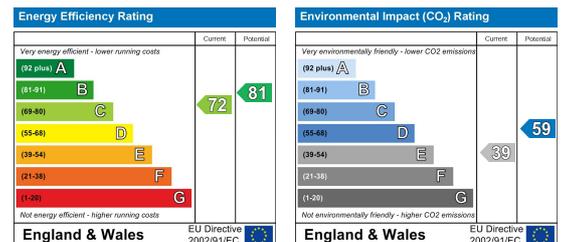
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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