



Stoneacre
Properties



The Avenue

Alwoodley Leeds, LS17 7BL

£425,000



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Nestled in the heart of Alwoodley, Leeds, this wonderfully presented semi-detached house offers a perfect blend of comfort and style. As you step through the front door, you are greeted by a bright and inviting hallway that sets the tone for the rest of the home.

The property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. The two spacious reception rooms provide ample room for relaxation and entertaining, while the extended kitchen is perfect for culinary enthusiasts, offering both functionality and a welcoming atmosphere. The partially boarded loft not only provides useful storage space in its current form but also offers excellent potential for further extension, subject to the necessary planning permissions.

Outside, the private rear garden is a delightful retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. The mature front garden adds to the property's charm and curb appeal. Additionally, the driveway offers ample parking space, complemented by a detached garage for further convenience.

The property boasts numerous recent updates, including a 3 year old boiler, a modern bathroom and a newly installed kitchen in 2019. The double glazed windows have also been partially updated throughout the property.

This semi-detached house on The Avenue is not just a home; it is a lifestyle choice in a sought-after location. With its blend of modern living and

traditional features, this property is sure to attract interest. Don't miss the opportunity to make this lovely house your new home.

Entrance

Entering the property you are welcomed into the bright entrance hallway. With picture rails and wood paneling that continues up the stairs, it offers plenty of character as you enter. The hallway offers access to the lounge, dining room and kitchen.

Lounge

Large living room with ample space for seating. The room is laid to carpet and a large bay window floods the room with natural light. The room is complete with a feature gas fireplace and decorative coving.

Dining Room

Boasting original wood flooring, this spacious dining room also features a gas fireplace as well as picture rails that run the perimeter of the room, decorative coving and a sliding double glazed glass door leading out to the rear garden. The dining room is well positioned for easy access to the kitchen.

Kitchen

Installed in 2019, this modern kitchen is made up of shaker style wall and base units and boasts a large range cooker with gas hob, an integrated dishwasher, and space for washing machine and a freestanding fridge/freezer. Dual aspect windows keep the kitchen very light.

Next to the kitchen, but accessed from the hallway is a side door that leads out to the driveway.

Tel: 0113 237 0999

Landing

Offering access to all three bedrooms and the bathroom as well as access to the loft via a ladder. The loft is part boarded.

Bedroom 1

Large double bedroom laid to carpet with wall to wall fitted sliding wardrobes and a large bay window to the front elevation.

Bedroom 2

Second spacious double bedroom is laid to carpet, the room offers plenty of space for bedroom furniture and overlooks the rear garden.

Bedroom 3

Third single bedroom, also ideal as a home office if needed.

Bathroom

Modern partially tiled bathroom, comprises shower over a p-shaped bath, sink and a storage cupboard which houses the boiler. There is a separate w/c.

Garage

Detached garage was re-roofed in 2022. This versatile space offers plenty of storage.

External

To the front of the property is a mature garden and a large driveway that runs down the side of the property. The rear garden is private and again mature, with a patio seating area to the far corner. This garden is great for growing families, and those that enjoy gardening and spending times outdoors. The property also boasts a year old EV charging port.



Road Map



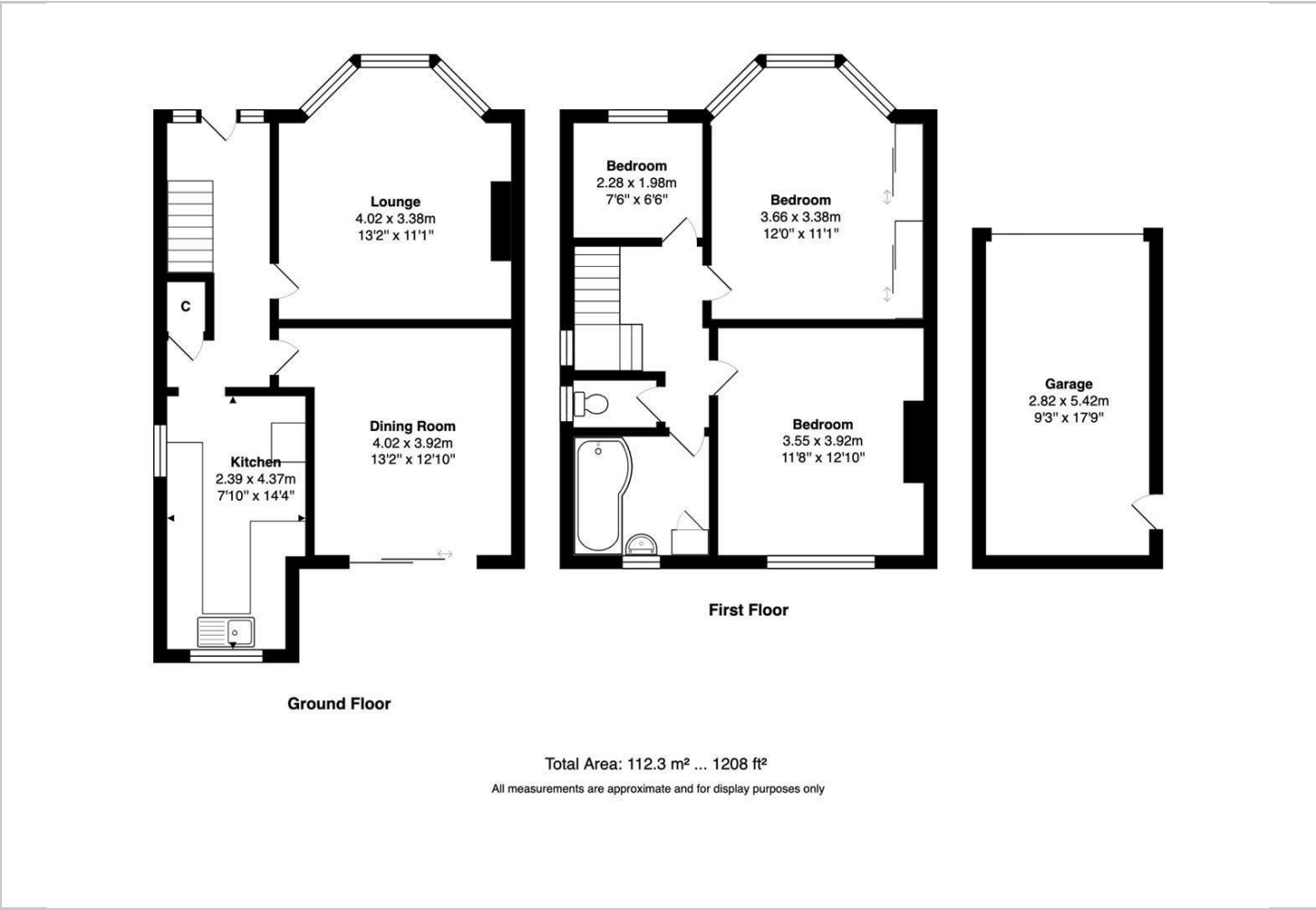
Hybrid Map



Terrain Map



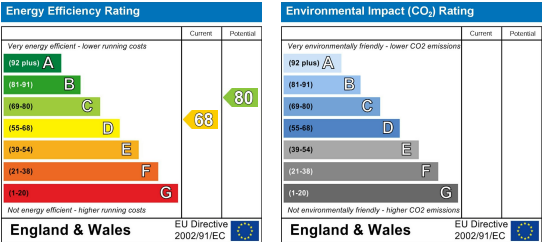
Floor Plan



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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