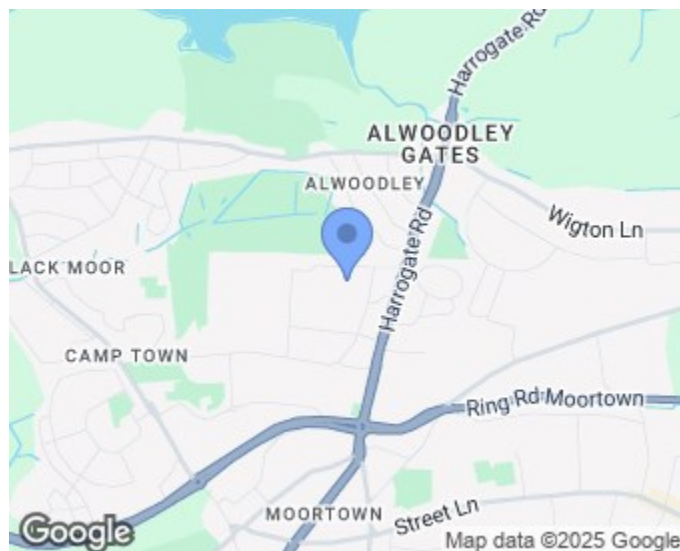




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	71	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Disclaimer-You may download, store and use the material for your own personal use and research.You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them. No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property. These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

184 Harrogate Road, Leeds, West Yorkshire, LS7 4NZ
Telephone: 0113 237 0999 Email: north@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

rightmove

The Property Ombudsman

Home Choice Approved

OnTheMarket.com



Stoneacre
Properties

Stoneacre Properties
184 Harrogate Road
Leeds
West Yorkshire
LS7 4NZ

0113 237 0999

north@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Primley Park Drive, Alwoodley, LS17 7LR

£1,250 Per Calendar
Month

*** BEAUTIFULLY PRESENTED THREE BEDROOM FAMILY HOME *** Stoneacre Properties are delighted to offer to let this fantastic family home, which can be found in the heart of Alwoodley and close to all local amenities. Accommodation briefly comprises; entrance hall, spacious open plan lounge-diner and modern fitted kitchen with double doors to patio area and rear garden. To the first floor landing there are three bedrooms and the modern house bathroom. Externally the property benefits from front and rear gardens. Viewing is highly recommended! Available Ealy January 2026!

- **FANTASTIC LOCATION**
- **PART FURNISHED**
- **THREE BEDROOMS**
- **FRONT & REAR GARDENS**
- **OPEN PLAN KITCHEN-DINER**
- **MODERN BATHROOM**
- **EPC RATING C**
- **AVAILABLE EARLY JANUARY 2026!**

ENTRANCE HALL

Wood strip laminate flooring, radiator, stairs to first floor.

LOUNGE

Spacious living area with wood strip laminate flooring, vertical radiator, double glazed window, open plan to dining area.

KITCHEN-DINER

Luxury fitted kitchen with a range of cream wall and base units, built in oven, four ring hob and extractor hood, washing machine, tumble dryer, dishwasher, freestanding fridge freezer, double glazed window, double doors to rear garden.

FIRST FLOOR LANDING

Loft hatch, store cupboard.

BEDROOM ONE

Built in wardrobes, double glazed window, radiator.

BEDROOM TWO

Double glazed window, radiator.

BEDROOM THREE

Double glazed window, radiator.

BATHROOM

Modern fully tiled suite comprising P bath with shower over and screen, wash hand basin, WC, chrome heated towel rail, frosted double glazed window.

EXTERNAL

Externally the property enjoys a low maintenance front garden and fully enclosed rear garden with patio area and lawn, rear access gate, garage in separate block.

