



Stoneacre
Properties

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

Energy Efficiency Rating: Current 50, Potential 69

Environmental Impact (CO₂) Rating: Current 39, Potential 59



Alwoodley Lane, Alwoodley, LS17 7PX

£775,000

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Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

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

*** FANTASTIC 5 BED DETACHED FAMILY HOME *** Stoneacre Properties are privileged to offer for sale this fantastic detached family residence, situated in a prime position on Alwoodley Lane. The property offers well appointed extended family accommodation, ideal for anyone looking to live on this prestigious address in North Leeds. The property offers ample natural light throughout with accommodation briefly comprising; entrance porch, entrance hall, three reception rooms, kitchen-diner and WC complete the ground floor. The first floor features five bedrooms, bathroom and shower room. Externally the property features front driveway and garage, along with private enclosed rear garden, having generous lawned area, mature borders and shrubs, patio seating area. Early viewing is essential to appreciate this rare opportunity!

- FIVE BEDROOMS
- DETACHED FAMILY HOME
- 2 BATHROOMS + WC
- 3 RECEPTION ROOMS
- GENEROUS SOUTH FACING REAR GARDEN

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

ENTRANCE HALL

Double glazed porch with double doors.

ENTRANCE HALL

Having stairs to first floor, WC, radiator, HIVE heating control.

WC

Fully tiled suite comprising WC, wash hand basin, frosted double glazed window, chrome heated towel rail.

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

Double bedroom with double glazed bay window, radiator, fitted furniture.

BEDROOM THREE

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.

BEDROOM FOUR

Two 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.

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.

