



Stoneacre
Properties

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Birkdale Way, Alwoodley, LS17 7SY

£247,500

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.

*** BEAUTIFULLY PRESENTED HOME IN PRIME ALWOODLEY LOCATION *** Stoneacre Properties are delighted to offer for sale this fantastic home, set in a prime position in Alwoodley and offering excellent access to local schools, amenities and transport links. The property is beautifully presented throughout and offers well appointed accommodation over two floors, briefly comprising; entrance porch, spacious lounge, modern kitchen-diner with patio door to the rear garden. The first floor features two spacious double bedrooms and a modern house bathroom. Externally the property features a small lawned front garden and driveway providing off street parking for multiple vehicles and leading to the detached garage. To the rear of the property is a beautifully landscaped rear garden and patio seating area. The property is bound to appeal to first time buyers and home movers alike. An early viewing is highly recommended!

- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED
- SEMI-DETACHED HOME
- MULTI-CAR DRIVEWAY
- DETACHED GARAGE

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

ENTRANCE PORCH

Having double glazed window to side, door to lounge, space for coats/shoes.

LIVING ROOM

Spacious reception room having feature electric fire with surround, double glazed window to front, radiator, stairs to first floor.



KITCHEN-DINER

Featuring a range of modern wall and base units with complementary worksurfaces and brick tiled splashback, space for freestanding fridge freezer, space/plumbing for dishwasher, integrated oven with four ring hob and extractor hood, space/plumbing for washing machine, double glazed window overlooking rear garden, central heating radiator, glazed door leading to rear garden.



FIRST FLOOR LANDING

Loft hatch, access to bedrooms and bathroom.



MASTER BEDROOM

Spacious double bedroom with fitted wardrobes, double glazed window, radiator.

BEDROOM TWO

Second large double bedroom with double glazed window, radiator.



BATHROOM

Modern suite comprising bath with shower over, WC, wash hand basin, frosted double glazed window, large over stairs storage cupboard.



EXTERNAL

Externally the property features a small lawned front garden and driveway providing off street parking for multiple vehicles and leading to the detached garage. To the rear of the property is a beautifully landscaped garden with patio seating area.



AGENTS NOTE

We are advised by the sellers the property has had replacement windows and doors throughout, along with a new boiler. Further information available upon request.

