



5 LINTON RISE, ALWOODLEY

GUIDE PRICE £425,000



# A modern and stylish home in the heart of Alwoodley.

This modern home has recently undergone a programme of renovations and has been finished to a high standard throughout. Situated within a highly desirable residential area in the heart of Alwoodley, 5 Linton Rise is the perfect home for young professionals and families looking for excellent schools and amenities on the doorstep.

Occupying a well landscaped plot, the property itself has recently benefitted from a new boiler, new electrics/lighting, beautiful solid oak doors, new bathroom, new carpets throughout and general re-decoration both internally and externally.



Tenure  
Freehold

Local Authority  
Harrogate Borough Council

Council Tax Band  
Band C

EP C Rating  
TBC





## Property Description

The property is fronted by a generous porch/cloakroom leading through into a welcoming entrance hall.

To the right of the hallway is a fantastic family room with has been cleverly extended at the rear and stretched the entire length of the house - This beautiful space incorporates a living room, dining room and home office to the rear, which could also be used as a playroom.

Adjacent and to the rear of the ground floor is a modern tiled kitchen with fitted units and ample work top space - There is also a newly fitted boiler.

Upstairs are three great bedrooms, one which incorporates the second storey extension, providing a dressing area - this would also be ideal for families wanting an attached nursery.

Across the hallway is a further double bedroom, single bedroom - currently used as a home office and a modern and stylish, newly fitted house bathroom with both bath and separate walk-in shower.

Outside to the front is a crunch gravel driveway for at least 2 cars leading to a longer than average single garage and a small lawned area. To the rear is privately enclosed south facing garden with patio seating area and raised decked terrace - There is also further rear access to the garage.



## Location (Alwoodley)

Alwoodley is a highly sought after location within North Leeds and provides a good range of everyday amenities within walking distance including a variety of local shops and recreational amenities to suit all age groups. The Grammar School at Leeds is a short walkable distance and Gateways School is a 10 minute drive.

For the commuter, Leeds city centre is just 9 miles away, Bradford city centre is 12 miles and Harrogate 11 miles. There is ease of access to the main road and rail networks and Leeds Bradford International Airport.





TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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