



25 Primley Park Grove, Alwoodley, Leeds, LS17 7JB

£339,950

Must be seen to be believed - Offering spacious and modern single-level family accommodation. A much improved three bedroom detached bungalow featuring a wealth of sought-after interior features. Open plan kitchen with extended family room overlooking the garden, deluxe white suite bathroom with tub and shower cubicle, three double bedrooms, separate lounge. Fully UPVC double glazed and gas combi central heating system. Driveway to detached garage, enclosed and spacious lawned garden. EPC rating - E.

The property is well located in the highly regarded 'Primleys' offering convenient access to rated schools, including the Grammar School at Leeds and local shops and amenities.

GROUND FLOOR

UPVC double glazed door into;

SUPERB OPEN PLAN BREAKFAST KITCHEN

16'4" x 11'1" (5.0 x 3.4)



Stunning modern kitchen with white quartz work tops and dark cabinets, spacious central island with inset sink and mixer tap, integrated appliances include dishwasher, washing machine and dryer, tall central heating radiator, inset ceiling lighting

SUPERB OPEN PLAN BREAKFAST KITCHEN



Opening to:

FAMILY ROOM

16'8" x 11'5" (5.1 x 3.5)



Versatile extended family room with double glazed bi-folding doors opening on to the rear garden, two central heating radiators

FAMILY ROOM



FAMILY ROOM



LOUNGE

15'1" x 9'10" (4.6 x 3.0)



Central heating radiator, UPVC double glazed window

BEDROOM 3

11'1" max x 9'10" (3.4 max x 3.0)



UPVC double glazed window, central heating radiator

BEDROOM 1

14'5" x 9'10" max (4.4 x 3.0 max)



Two UPVC double glazed windows, central heating radiator

DELUXE BATHROOM



Modern white suite bathroom with panelled bath with hand shower, walk-in shower cubicle, low WC, wide wall mounted wash basin, ceramic tiled walls and floor, heated towel rail, UPVC double glazed window, inset ceiling lighting

BEDROOM 2

12'1" x 9'10" (3.7 x 3.0)



UPVC double glazed window, central heating radiator

OUTSIDE



Driveway to detached garage, spacious lawned and stocked enclosed rear garden, paved patio



OUTSIDE



TENURE

Freehold

HOW TO GET THERE

From Harrogate Road turn onto Primley Park View or Primley Park Avenue, which leads onto Primley Park Grove

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 11am to 2pm on Sundays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 987.8 sq. feet

