



Stoneacre
Properties

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(52-100) A			
(39-51) B			
(26-38) C			
(13-25) D			
(1-12) E			
(1-12) F			
(1-12) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Stoneacre Properties 184 Harrogate Road Chapel Allerton Leeds LS7 4NZ
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Turnberry Rise, Alwoodley, LS17 7TL

£390,000

*** WELL PRESENTED 4 BED DETACHED FAMILY HOUSE - PRIME ALWOODLEY LOCATION ***

Stoneacre Properties are delighted to offer you this charming, well kept family home, located in an extremely popular part of Alwoodley. Located near to Nursery Lane, there is a supermarket, the famous 'Charlie Bretts' and only a half mile walk to both Allerton Primary and High Schools. This really is one of the best places in Leeds to raise a family.

Set within a good sized plot there are gardens to the front and rear, a generous driveway and garage. As the house is set so close to Moortown Golf Club, overall the area feels green, leafy and peaceful.

As is typical with this style of house, there is a real flow around the ground floor, with a large open lounge leading to a dining room and kitchen, with saloon doors that can be opened to provide one large space. Perfect for entertaining! There is a separate utility space located just away from the main kitchen, with access to the garden. There is also a room that could be utilised as a study, playroom or fourth bedroom.

Upstairs there are three good sized bedrooms and a fully tiled bathroom with walk in shower.

Detached properties in Alwoodley are always in high demand, especially in this area so please be quick! Call 0113 2370999 and the sales team will be delighted to speak with you to arrange a viewing.

- 3/4 BED DETACHED FAMILY HOME
- FRONT & REAR GARDENS
- DRIVEWAY & GARAGE
- FANTASTIC LOCATION
- BATHROOM &

ENTRANCE PORCH

Glazed UVPC entrance door, door to lounge.

LOUNGE

Spacious reception room with wall mounted electric fire, radiator, double glazed window, glazed double doors to kitchen-diner. Door and stairs to first floor landing.

KITCHEN - DINER

Modern kitchen featuring a range of white wall and base units, range style cooker with six ring gas hob and extractor hood, plumbed for dishwasher, two double glazed windows, radiator, dining area with ample space for a table and chairs. Large store/cloaks cupboard.

UTILITY

Featuring a range of wall and base units, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, radiator, glazed UVPC door to rear garden, door to shower room.

SHOWER ROOM

Modern suite comprising shower cubicle, vanity wash hand basin/W.C unit, radiator, extractor fan.

BEDROOM FOUR / STUDY

Ground floor bedroom / study / playroom area with double glazed window, radiator.

FIRST FLOOR LANDING

Frosted double glazed window, radiator, loft hatch.

BEDROOM ONE

Double glazed window, radiator.

BEDROOM TWO



Double glazed window, radiator.

BEDROOM THREE

Double glazed window, radiator.

BATHROOM

Modern fully tiled suite comprising corner bath with mixer taps and shower attachment, wash in shower cubicle with waterfall shower, W.C/ wash hand basin vanity unit, chrome heated towel rail, two frosted double glazed windows.

EXTERNAL

Spacious front garden with driveway providing off street parking for multiple vehicles and garage, Rear garden mainly laid to lawn and with decking area.

