

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

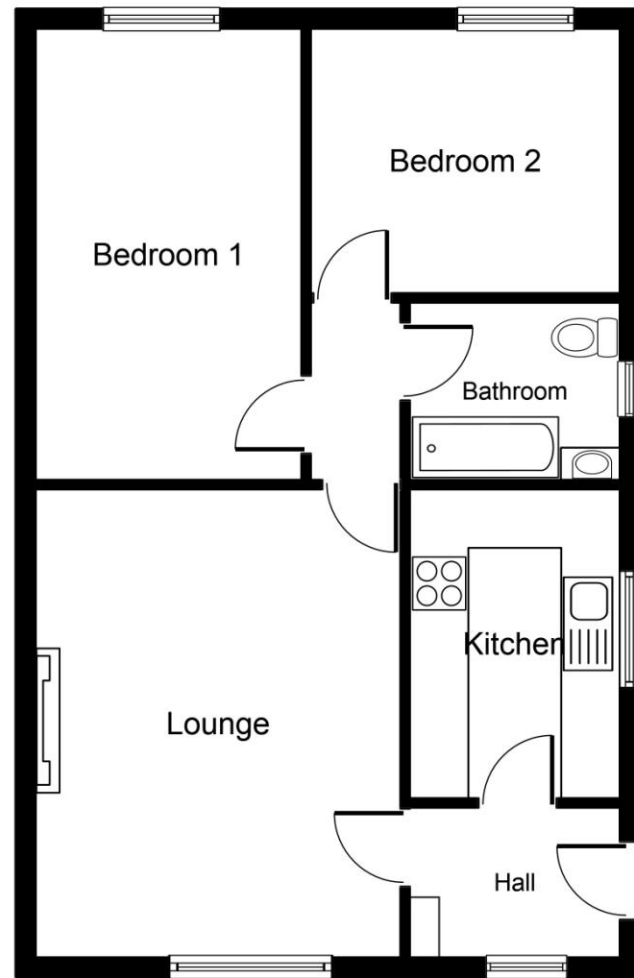
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared October 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
29 Linton Rise, Alwoodley, LS17 8QW
NOT TO SCALE For layout guidance only

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Alwoodley ~ 29 Linton Rise, LS17 8QW

A well-proportioned two bedroom semi-detached bungalow situated in a sought after Alwoodley location. Conveniently placed for a number of good schools in the area and an array of further amenities in neighbouring Roundhay and Moortown. No onward chain.

- Two bedroom semi-detached bungalow
- Low maintenance attractive gardens to front and rear
- Off-street parking and detached garage
- Refitted bathroom
- No onward chain

£225,000 PRICE REGION FOR THE FREEHOLD



1 Recep



2 Beds



1 Bath



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

ALWOODLEY

Alwoodley is a civil parish and suburb of Leeds in West Yorkshire It is 5 miles (8.0 km) north of central Leeds and is one of the most affluent areas of the city. The property is conveniently located for ease of access to local amenities and further amenities include Moor Town corner, Street Lane and Moor Allerton Complex featuring Sainsbury's, Homebase and Habitat. A David Lloyd centre opposite to the ring road is also within vehicular access. Leeds City Centre, Harrogate and Wetherby are within commuting distance.

DIRECTIONS

Leaving Wetherby along the A58 Wetherby Road when entering Collingham village turn right onto Harewood Road and proceed until you reach the junction at Harewood House, turn left onto Harrogate Road, turn left at the traffic lights at Alwoodley Gates onto Wigton Lane and then right onto High Ash Drive. Proceed along High Ash Drive and turn right onto Linton Rise, the property is identified on the right hand side by a Renton & Parr for sale board.

THE PROPERTY

A well proportioned two bedroom semi-detached bungalow in a popular Alwoodley location benefitting from refitted bathroom and neutral décor throughout, landscaped and low maintenance gardens to front and rear, gas fired central heating and double glazed windows throughout, the accommodation in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

Double glazed front door with side pane, double glazed window to side, meter cupboard and radiator.

KITCHEN

10'4" x 6'11" (3.17m x 2.13m)



A modern kitchen with range of wall and base units including cupboards and drawers, work surfaces, tiled splashback surround, Indesit electric oven and hob with extractor hood above, plumbed and space for automatic washing machine, space for free standing fridge freezer, stainless steel sink unit with mixer tap, tiled floor, double glazed window to side.

LOUNGE

15'9" x 12'2" (4.82m x 3.71m)

A generous size living room with double glazed window overlooking the front garden, electric wall mounted fireplace, T.V. aerial and telephone point.



BATHROOM

A recently refitted modern white three piece suite comprising panelled bath with shower screen and shower above, low flush w.c., vanity wash basin, tiled walls and floor, chrome heated towel rail, double glazed window, recess ceiling lighting and extractor fan.



BEDROOM ONE

15'2" x 8'11" (4.64m x 2.72m)

With double glazed patio doors leading onto rear garden, radiator.



BEDROOM TWO

10'4" x 8'10" (3.17m x 2.7m) With double glazed window and radiator.



TOTHE OUTSIDE

The front garden is set to low maintenance stone flags boarded and decorated with attractive and established shrubs and bushes. Concrete driveway provides off-street parking and beyond side gate leads to :-

DETACHED SINGLE GARAGE

15'11" x 8'2" (4.87m x 2.5m) With up and over door and window to side.

GARDEN

The rear garden enjoys a private and enclosed rear garden benefiting from stone flagged raised patio area, decoratively boarded with raised flower bed of neatly positioned flowers, bushes and shrubs.



COUNCIL TAX

Band C (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731