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**LINLEY &
SIMPSON**



PRIMLEY PARK ROAD, LEEDS, LS17 7RZ

A beautifully presented and recently refurbished four bedroom detached family home in the popular residential area of Alwoodley. The house is set within close proximity to schools and benefits from fantastic road links and easy access to local shops, restaurants and amenities. NO CHAIN.

Asking Price £385,000

Linley and Simpson are delighted to offer this immaculately presented four bedroom detached family home located in the desirable location of Alwoodley. The property provides spacious accommodation throughout and has excellent access to Leeds, Wetherby and the nearby motorway network.

The accommodation was completely renovated including newly fitted bathroom, heating system, plumbing and electrics with added extension in 2012. The property is arranged over two floors and comprises: An entrance porch, entrance hallway with double doors leading to the living room which features a log burning stove, an open plan and spacious kitchen/ dining area with integrated appliances, an island and floor to ceiling windows bringing in lots of natural light. The ground floor also includes a WC. On the first floor there are two double bedrooms benefiting from fitted wardrobes, a single bedroom and a forth bedroom which can be used as a study. The house bathroom has floor to ceiling tiles, a separate shower cubicle and a further shower over bath. The property also includes an alarm system, double glazing throughout, gas central heating, a large enclosed rear garden with a patio, driveway and a single garage.

This property must be viewed to fully appreciate the high standard of accommodation on offer. An early viewing is advised.

GROUND FLOOR

ENTRANCE PORCH

Entrance door and double glazed window to side.

ENTRANCE HALL

With staircase leading to first floor landing.

CLOAKROOM

Low level WC.

LOUNGE 19'6" X 12'6" (5.94 X 3.81) max to bay

Double glazed window to front, telephone point, television point, wood burning stove, inset spotlights and central heating radiator.

KITCHEN/DINING AREA 21'8" x 15'10" (6.60 x 4.83) max

Modern open plan with fitted wall and base units with work surfaces over, double drainer sink, gas hob with double oven with extractor hood over, washer dryer, wine fridge, fridge freezer, space for dishwasher, inset spotlights, Velux windows, central heating radiator.

FIRST FLOOR

LANDING

Double glazed window to side and access to roof space.

BEDROOM ONE 13'11" x 10'0" (4.24 x 3.05)

Double glazed window to front, fitted wardrobes and central heating radiator.

BEDROOM TWO 9'11" x 8'10" (3.02 x 2.69) max

Double glazed window to front, fitted wardrobes and central heating radiator.

BEDROOM THREE 10'0" x 6'4" (3.05 x 1.93)

Double glazed window to side and central heating radiator.

BEDROOM FOUR/STUDY 6'11" x 6'9" (2.11 x 2.06)

Double glazed window to front and central heating radiator.

BATHROOM

White suite comprising panelled bath with shower over, pedestal hand wash basin, low level WC, step in shower cubicle, tiled walls, extractor fan and heated towel rail.

OUTSIDE

FRONT GARDEN

With driveway and hedge boundaries.

REAR GARDEN

Laid mainly to lawn with patio, hedge and fence boundaries.

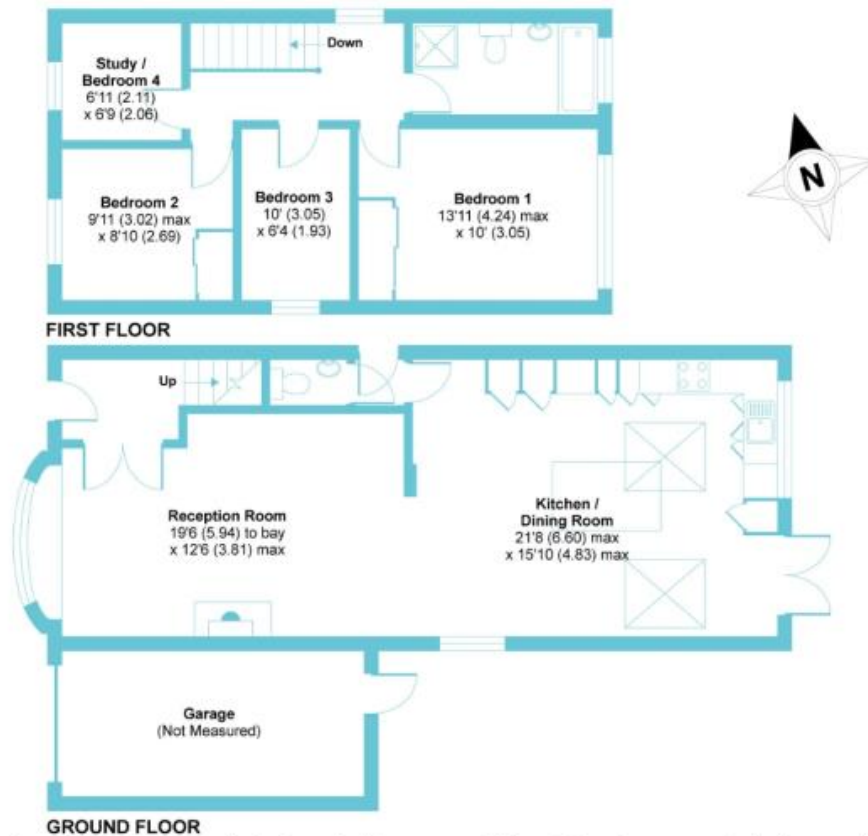
GARAGE

Single garage with up and over door.



Primley Park Road, Leeds, LS17

APPROX. GROSS INTERNAL FLOOR AREA 1212 SQ FT 112.5 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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