

Ornella's Estates

PROUDLY INDEPENDENT



1 Buck Stone Gardens

Alwoodley, Leeds, LS17 5EP

Offers over £400,000



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INTRODUCTION

Nestled in the heart of Alwoodley, one of the most desirable locations in the area, this stunning property is a rare find. Chain-free and brimming with character, it offers a wonderful blend of space, style, and convenience, perfect for creating cherished family memories.

Upon entering, you're welcomed by an impressive and spacious entrance hallway with high ceilings that set the tone for the home's grand proportions. The ground floor boasts a large family dining room and an equally generous lounge, both filled with natural light, providing the perfect settings for entertaining or relaxing. The kitchen completes this level, offering practicality and potential to make it your own.

Upstairs, three beautifully sized double bedrooms provide ample space for family or guests, all served by a well-appointed house bathroom.

Sitting proudly on a corner plot, this home offers exceptional outdoor space. The front, side, and rear gardens provide a mix of greenery and versatility for outdoor living. A spacious driveway leads to a garage and an outhouse, ideal for additional storage or as a potential workshop.

With its sought-after location, chain-free convenience, and abundance of space, this property is an absolute must-see. Don't miss the opportunity to make this house your home—schedule your viewing today!

WHAT OUR VENDORS SAY

LOCATION

Alwoodley is one of Leeds' most desirable suburbs, known for its leafy streets, beautiful parks, and welcoming community. Families are particularly drawn to the area thanks to its excellent schools, including the highly regarded Alwoodley Primary School and Allerton High School, which both boast strong academic reputations. The suburb is also home to stunning green spaces like Golden Acre Park and the nearby Eccup Reservoir, perfect for leisurely strolls or family outings. With its array of local amenities, including charming cafes, boutique shops, and golf clubs such as the renowned Alwoodley Golf Club, this vibrant area offers a perfect blend of convenience and tranquillity for those looking for an exceptional place to call home.

HOW TO FIND THE PROPERTY

SAT NAV LS17 5EP

ACCOMMODATION

APPROACH

As you approach this much loved family home, you immediately see what great kerb appeal it offers, Comprising:

SPACIOUS ENTRANCE HALLWAY

As you enter you immediately get the feeling of how spacious it feels. Comprising solid wood entrance door to the front elevation. Fitted cupboard. Understairs storage room. Stairs to first floor. Radiator. Window to the side elevation. Doors leading to:

LARGE FAMILY LOUNGE

14'0" x 12'11" (4.28 x 3.95)

This is a wonderful spacious family lounge with high ceilings comprising Upvc double glazed French Doors to the rear elevation overlooking the garden. Dado shelving and coving to ceiling. TV point. Gas fire with stone surround.

LARGE FAMILY DINING ROOM

16'9" x 13'0" into recess (5.13 x 3.98 into recess)

This is a fantastic family dining room and is great for entertaining family and friends. Comprising Upvc double glazed windows to the front elevation, high ceilings, dado picture rail. Coving to ceiling. Electric fire with marble back and base. Radiator.

FITTED KITCHEN

10'1" x 7'10" (3.09 x 2.39)

Offering a wide range of fitted wall and base units with laminate worktops over. Comprising Upvc double glazed window to the side elevation.

Door to the side elevation leading into the side garden. Integral double over. Integral fridge freezer. Stainless steel sink. Points for washing machine. Part tiled walls and tiled flooring. Pantry.

FIRST FLOOR

LANDING AREA

Comprising Upvc double glazed window to the side elevation. Doors leading to:

BEDROOM.1.

13'8" into recess x 14'2" (4.18 into recess x 4.32)

A fantastic double bedroom comprising Upvc double glazed window to the rear elevation overlooking the garden. Double radiator. Wash hand basin, Coving to ceiling.

Tel: 01943 661506

BEDROOM.2.

16'6" x 12'11" (5.03 x 3.94)

Another fantastic double bedroom comprising Upvc double glazed window to the front elevation boasting long distant views. Double radiator. Dado picture rail.

BEDROOM.3.

10'10" x 8'1" (3.32 x 2.48)

Another double bedroom comprising Upvc double glazed window to the front elevation. Radiator. Coving to ceiling.

HOUSE SHOWER ROOM

7'10" x 5'10" (2.40 x 1.79)

Comprising Upvc double glazed window to the side elevation. Shower cubicle. Vanity unit with built in wash hand basin. Fully tiled walls and floors. Fitted cupboard.

SEPARATE W.C.

Comprising low level w.c. Upvc double glazed window to the side elevation. Part tiled walls and tiled flooring.

OUTSIDE

DRIVEWAY AND GARAGE

To the front of the property there is a driveway providing ample off street parking leading to a detached garage with power and light.

GARDENS

Sitting proudly on a corner plot, this home offers exceptional outdoor space. The front, side, and rear gardens provide a mix of greenery and versatility for outdoor living. GREAT FOR SITTING OUT WITH FAMILY AND FRIENDS, ENJOYING SUMMER BARBACUES.

OUTHOUSE

There is the added bonus of the outhouse which stores and all singing all dancing combi boiler.

ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

PROPERTY OMBUDSMAN

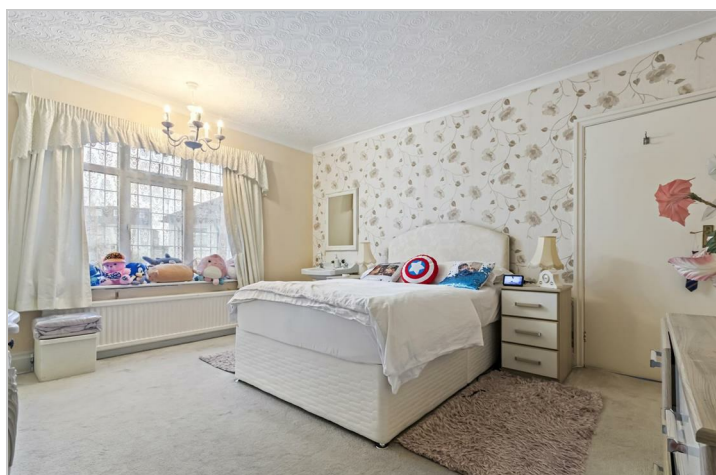
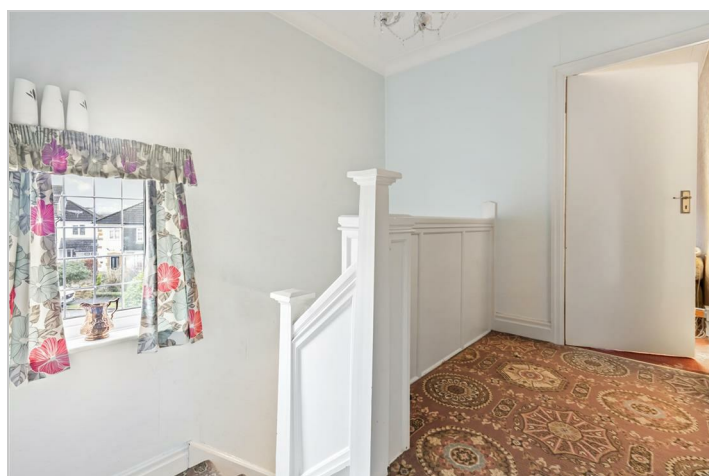
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



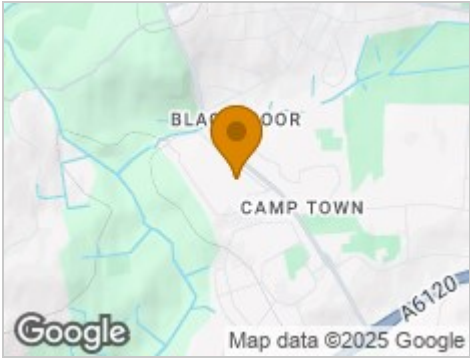
Road Map



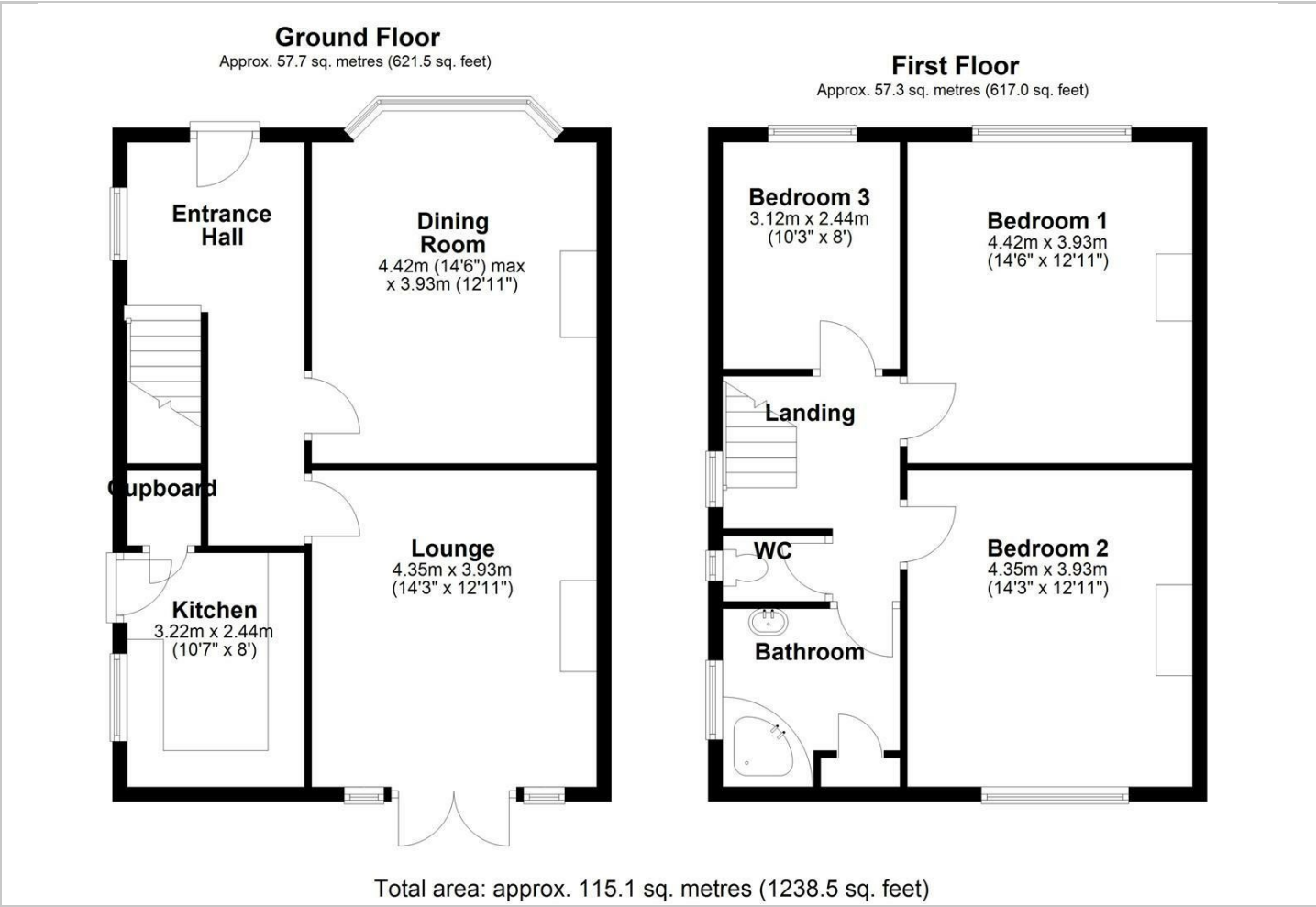
Hybrid Map



Terrain Map



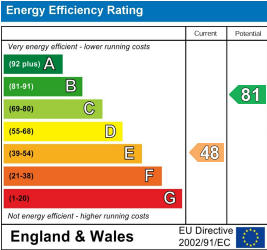
Floor Plan



Viewing

Please contact our Ornella's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.