



21 Hillingdon Way, Alwoodley, Leeds, LS17 7QX

Energy Rating: TBC | Council Tax Band: D

Asking Price £400,000

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Asking Price £400,000

SUPERB FAMILY HOME – IDEAL FOR A FIRST TIME BUYER – SEMI-DETACHED HOUSE – THREE BEDROOMS – ENORMOUS POTENTIAL TO EXTENDED SUBJECT TO PLANNING PERMISSIONS – GARDENS TO THE FRONT AND REAR – DRIVEWAY - DETACHED GARAGE – CONSERVATORY – ALWOODLEY

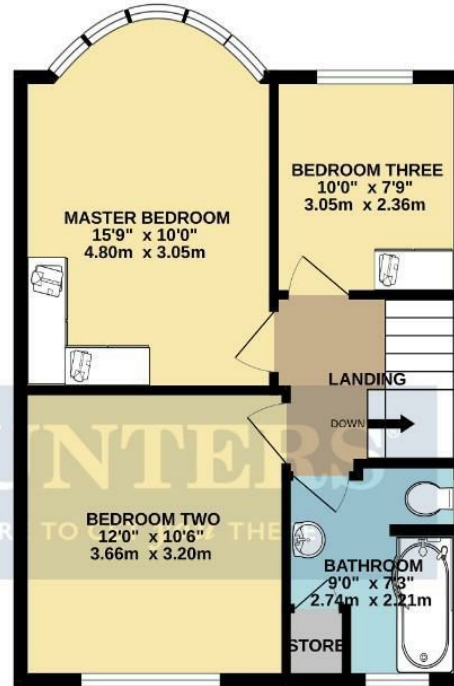
A fabulous family home, this three bedroom semi-detached house has enormous potential to extended to the side, rear and loft subject to the appropriate planning permissions. Located on a quite street in the heart of Alwoodley, the property is close to good and outstanding primary and secondary schools, including Allerton High School, as well as local shops, bars, cafes, restaurants, parks, nature trails and transport links, to name just some of the great amenities close by. There are gardens to the front and rear, a driveway and detached garage externally. Internally, it briefly comprises; open porch, entrance hall, lounge, dining room, conservatory and separate kitchen on the ground floor. On the first floor there are three bedrooms, landing and the house bathroom. Energy Rating - TBC

Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



GARAGE



HILLINGDON WAY, ALWOODLEY, LEEDS, LS17 7QX

TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Open Porch

6'0" (max) - 2'0" (max)

Entrance Hall

12'0" (max) - 6'0" (max)

Radiator, under stairs storage and stairs to the upper level.

Lounge

15'9" (max) - 12'0" (max)

Gas fire with surround, bay window, wall lights, radiator and double doors to the dining room.

Dining Room

12'0" (max) - 10'6" (max)

Radiator and sliding doors to the conservatory.

Conservatory

9'9" (max) - 9'9" (max)

Door to the rear garden patio.

Kitchen

12'0" (max) - 7'9" (max)

Tiled walls, built in store room with plumbing for washing machine, stainless steel sink with drainer, extractor hood, door to the side and a range of wall and base units.

Landing

7'9" (max) - 6'6" (max)

Loft access and stairs to the lower level.

Master Bedroom

15'9" (max) - 10'0" (max)

Built in wardrobes, radiator and bay window.

Bedroom Two

12'0" (max) - 10'6" (max)

Radiator.

Bedroom Three

10'0" (max) - 7'9" (max)

Radiator and built in wardrobes.

Bathroom

9'0" (max) - 7'3" (max)

Fully tiled walls and floor, store room, panel bath with shower over, wash hand basin, heated towel rail and w/c.

Front Gardens

Grassed lawns with walkway to the front door, flower beds, plants, bushes and shrubs,

Driveway

With parking for at least two vehicles.

Garage


20'0" (max) - 9'3" (max)

Up and over garage door, power and lights.

Rear Gardens

Grassed lawns, patio areas, flower beds, plants, hedges and shrubs.

Energy Efficiency Rating

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<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
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<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





