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61 The Fairway, Alwoodley, Leeds, LS17 7PE

Energy Rating: C | Council Tax Band: C

Offers Over £250,000

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EXCELLENT OPPORTUNITY FOR ANYONE LOOKING TO DOWNSIZE – IDEAL FOR A FIRST TIME BUYER-
FIRST FLOOR APARTMENT – TWO BEDROOMS – TWO BATHROOMS – INDEPENDENT ACCESS
THROUGH PRIVATE ENTRANCE – COMMUNAL GARDENS – GARAGE – ALWOODLEY – NO CHAIN

A terrific opportunity for anyone looking to downsize, first time buyers or anyone looking for well appointed space, this two bedroom, two bathroom, first floor apartment is available with no chain. Located in the heart of Alwoodley, the property is close to parks, golf courses, shops, bars, restaurants, cafes, pubs and transport links no name just some of the great local amenities close by. There are communal gardens and a garage externally. Internally it briefly comprises; independent entrance hall, on the ground floor. On the main level, is a lounge dining room, kitchen, landing, master bedroom with an ensuite shower room, landing, house bathroom and a further double bedroom. Energy Rating - C

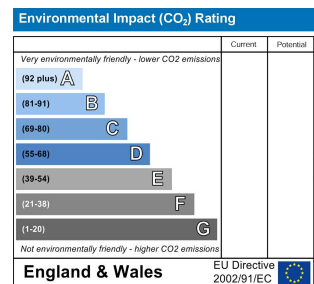
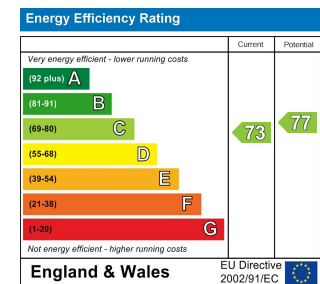
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THE FAIRWAY, ALWOODLEY, LEEDS, LS17 7PE

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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Entrance Hall

13'6" (max) - 6'3" (max)
Independent access with stairs to the upper level.

Landing

10'3" (max) - 6'6" (max)
Radiator.

Store Room

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

Lounge Dining Room

28'6" (max) - 13'0" (max)
Radiators, bay window and built in side unit.

Kitchen

11'9" (max) - 8'9" (max)
Stainless steel sink with drainer, gas hob with extractor over, double fan oven, boiler, tiled walls, fold down breakfast table and a range of wall and base units.

Master Bedroom

15'0" (max) - 14'6" (max)
Radiator, built in wardrobes and built in dressing table.

Ensuite

7'3" (max) - 6'0" (max)
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin with pedestal under, radiator and w/c.

Bedroom Two

16'6" (max) - 16'0" (max)
Radiators and built in wardrobes.

House Bathroom

7'9" (max) - 6'0" (max)
Fully tiled walls and floor, panel bath with shower over, wash hand basin with pedestal under, radiator and w/c.

Garage

19'3" (max) - 9'0" (max)
Up and over garage door.

Communal Gardens

Grassed lawns, mature trees, plants, bushes and flower beds.

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.

