

# HUNTERS®

HERE TO GET *you* THERE



Primley Park Drive

Alwoodley, Leeds, LS17 7LR

Offers Over £500,000



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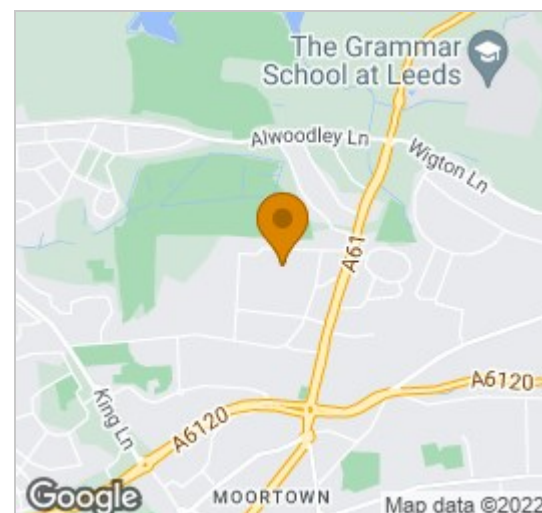




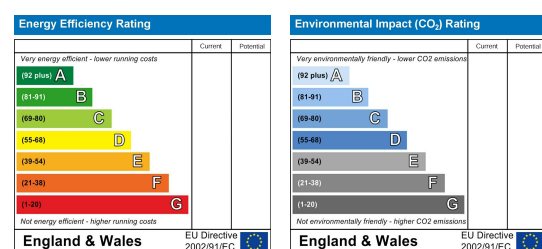
## Floor Plan



## Area Map



## Energy Efficiency Graph



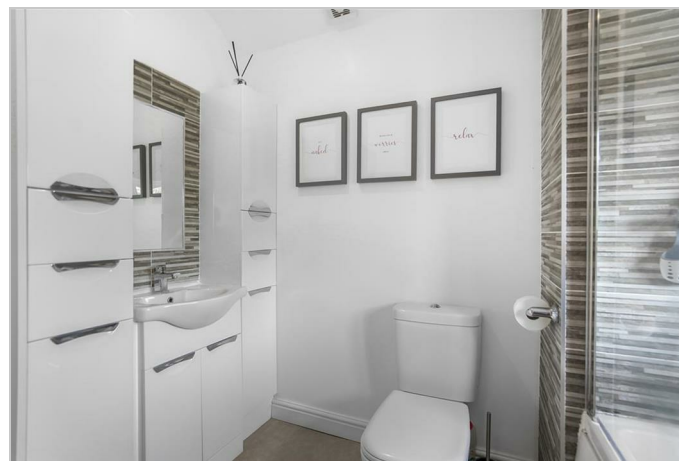
## Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

- IMMACULATELY PRESENTED MOVE IN READY PROPERTY
- TWO BATHROOMS
- LANDSCAPED GARDENS
- DETACHED GARAGE FOR STORAGE
- OPEN PLAN KITCHEN DINING ROOM
- FOUR BEDROOMS
- EXTENDED DETACHED FAMILY HOME
- DOUBLE DRIVEWAY
- OUTBUILDING IN USE AS HOME OFFICE
- ALWOODLEY

IMMACULATELY PRESENTED MOVE IN READY PROPERTY – FOUR BEDROOMS – TWO BATHROOMS – EXTENDED DETACHED FAMILY HOME – LANDSCAPED GARDENS – DOUBLE DRIVEWAY – DETACHED GARAGE FOR STORAGE – OUTBUILDING IN USE AS HOME OFFICE – OPEN PLAN KITCHEN DINING ROOM – ALWOODLEY

In immaculate, move in ready condition, this four bedroom, extended, detached house is a superb family home finished to a high specification throughout. Located in the heart of Alwoodley, the property is close to the Ofsted Outstanding, Allerton High School, along with other good and outstanding primary and secondary schools, as well as, parks, bars, pubs, restaurants, shops and other great local amenities close by. There are landscaped gardens to the rear, detached garage for storage, garden room currently in use as an office and double driveway externally. Internally, it briefly comprises; entrance hall, lounge, extended kitchen dining room and extended ground floor double bedroom with sitting area, aerial point and ensuite shower room on the ground floor. On the first floor there are three bedrooms of which two are double, house bathroom and landing. Energy Rating - D



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. **THINKING OF SELLING?** 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.

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