

HUNTERS[®]

HERE TO GET *you* THERE



Sunningdale Avenue

Alwoodley, Leeds, LS17 7SE

Offers Over £300,000



Council Tax: C



46 Sunningdale Avenue

Alwoodley, Leeds, LS17 7SE

Offers Over £300,000



Porch

6'2" (max) - 5'0" (max) (1.88m (max) - 1.52m (max))
Built in storage and shelves.

Lounge

15'0" (max) - 14'9" (max) (4.57m (max) - 4.50m (max))
Radiator, electric fire with surround and stairs to the upper level.

Dining Room

10'6" (max) - 8'0" (max) (3.20m (max) - 2.44m (max))
Radiator.

Store Room

3'10" - 3'0" (1.17m - 0.91m)
Housing the boiler.

Kitchen

10'6" (max) - 6'9" (max) (3.20m (max) - 2.06m (max))
Stainless steel sink with drainer, gas hob, fan oven, tiled splash back, door to the rear garden and a range of wall and base units.

Landing

7'8" - 6'3" (2.34m - 1.91m)
Stairs to ground floor and loft access.

Master Bedroom

16'0" (max) - 8'6" (max) (4.88m (max) - 2.59m (max))
Built in storage and built in wardrobes.

Bedroom Two

9'6" - 8'6" (2.90m - 2.59m)
Radiator.

Bedroom Three

10'9" (max) - 6'3" (max) (3.28m (max) - 1.91m (max))
Radiator and built in wardrobes.

Shower Room

6'3" - 6'3" (1.91m - 1.91m)
Half tiled walls, shower cubicle with enclosure, wash hand basin, heated towel rail and w/c.

Front Garden

Mainly grassed lawns with bushes, plants and shrubs.

Driveway

With parking for several vehicles.

Detached Garage

Power, lights and up and over garage door.

Rear Garden

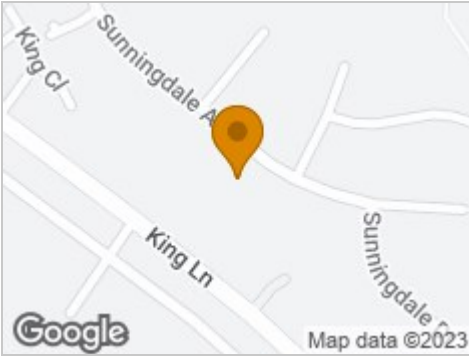
Grassed lawns, patios, flower beds, plants, trees, shrubs, hedges, patios and a gazebo.

SUPERB FAMILY HOME – IDEAL FOR MULTIPLE SCHOOLS INCLUDING ALLERTON HIGH SCHOOL – SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – EXCELLENT POTENTIAL TO EXTEND SUBJECT TO PLANNING – ALWOODLEY

A wonderful opportunity for growing families, first time buyers or anyone looking for a great home is the three bedroom semi-detached house. Located in Alwoodley, the property is ideal for Multiple primary and secondary schools, including Allerton High School as well as other great amenities in the areas such as restaurants, parks, cafes, shops and transport links. There are well appointed gardens to the front and rear, a driveway and detached garage, externally. Internally it briefly comprises; porch, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and a shower room. Energy Rating - D



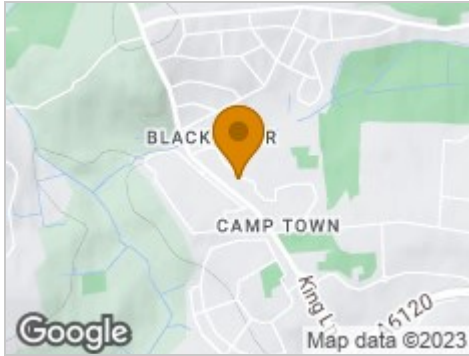
Road Map



Hybrid Map



Terrain Map



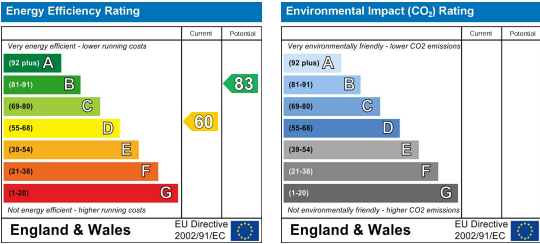
Floor Plan



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.

Energy Efficiency Graph



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.