

# HUNTERS®

HERE TO GET *you* THERE



## Linton Drive

Alwoodley, Leeds, LS17 8QL

£300,000

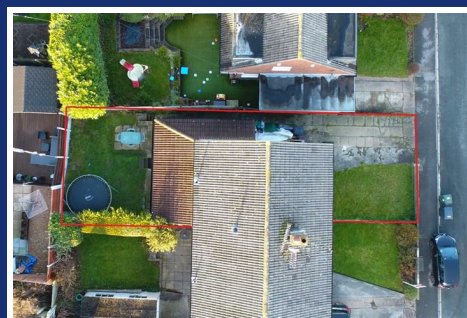
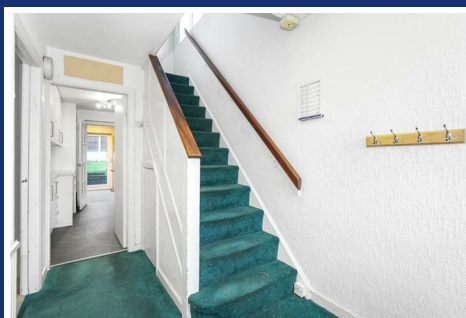




# 17 Linton Drive

Alwoodley, Leeds, LS17 8QL

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## Porch

6'1" - 2'0" (1.85m - 0.61m)

## Entrance Hall

11'6" (max) - 6'1" (max) (3.51m (max) - 1.85m (max))

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

## Lounge

13'0" - 10'3" (3.96m - 3.12m)

Radiator and fire with surround.

## Dining Room

10'9" - 9'0" (3.28m - 2.74m)

Radiator.

## Kitchen Breakfast Room

12'0" (max) - 10'9" (max) (3.66m (max) - 3.28m (max))

Stainless steel sink with drainer, hob with extractor over and a range of wall and base units.

## Sitting Room

16'2" (max) - 8'9" (max) (4.93m (max) - 2.67m (max))

Radiator and sliding door to the rear garden patio.

## Downstairs W/C

5'9" - 4'6" (1.75m - 1.37m)

Fully tiled walls and floor, radiator, wash hand basin with pedestal under and w/c.

## Hallway

1.14m - 0.91m (0.30m.4.27mm - 0.00m.27.74mm)

Tiled floor and door to the rear.

## Landing

7'10" - 6'6" (2.39m - 1.98m)

Stairs to the lower level.

## Master Bedroom

13'1" - 10'0" (3.99m - 3.05m)

Built in wardrobes and radiator.

## Bedroom Two

10'9" (max) - 10'0" (max) (3.28m (max) - 3.05m (max))

Built in store room housing boiler and radiator.

## Bedroom Three

10'1" - 6'6" (3.07m - 1.98m)

Radiator and built in wardrobes.

## Bathroom

6'6" - 6'0" (1.98m - 1.83m)

Fully tiled walls and floor, panel bath with shower over, wash hand basin, radiator and w/c.

## Front Garden

Mainly grassed lawns with walkway to the front door.

## Driveway

With parking for at least one vehicle.

## Rear Garden

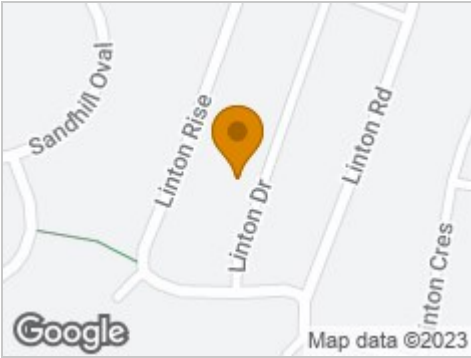
Mainly grassed lawns, paved patio areas and a walk way down the side.

**GREAT FAMILY HOME - EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS  
– DOWNSTAIRS W/C – FANTASTIC POTENTIAL – GARDENS TO THE FRONT AND  
REAR – THREE RECEPTION ROOMS – DRIVEWAY – NO CHAIN**

A superb family home with excellent potential, this three bedroom extended semi-detached house is available with no chain. Located in Alwoodley, the property is close to good and outstanding primary and secondary schools, parks, shops, restaurants and transport link to name just some of the great amenities close by. There are gardens to the front and rear and a driveway externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room, kitchen breakfast room, sitting room and downstairs w/c on the ground floor. On the first floor there are three bedroom, landing and bathroom. Energy Rating - D



Road Map



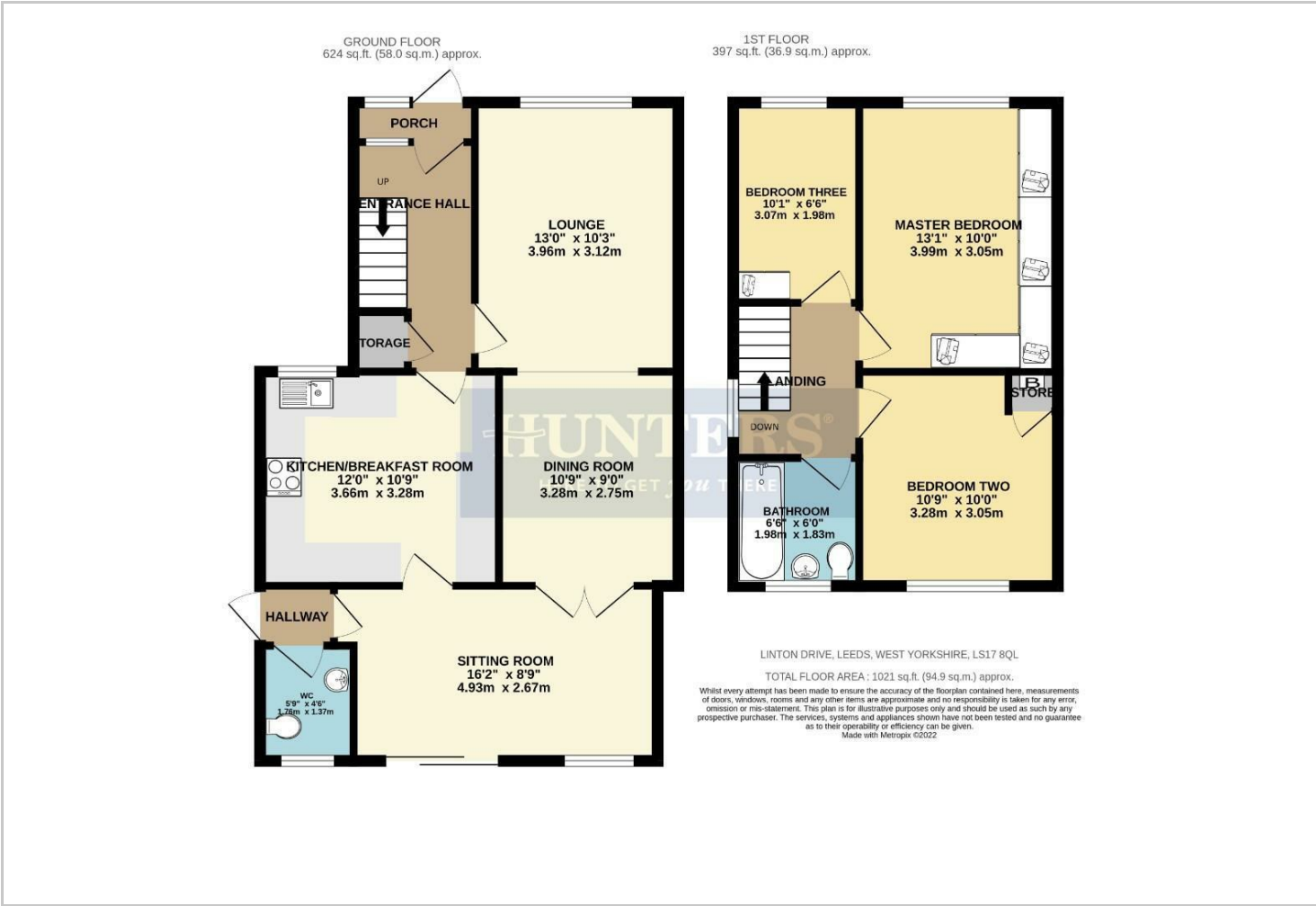
Hybrid Map



Terrain Map



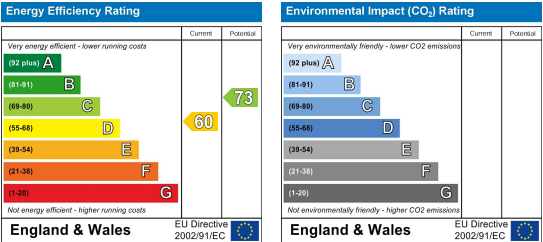
Floor Plan



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.