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34 Sandhill Oval, Alwoodley, Leeds, LS17 8EA
Offers Over £750,000
Energy Rating - E

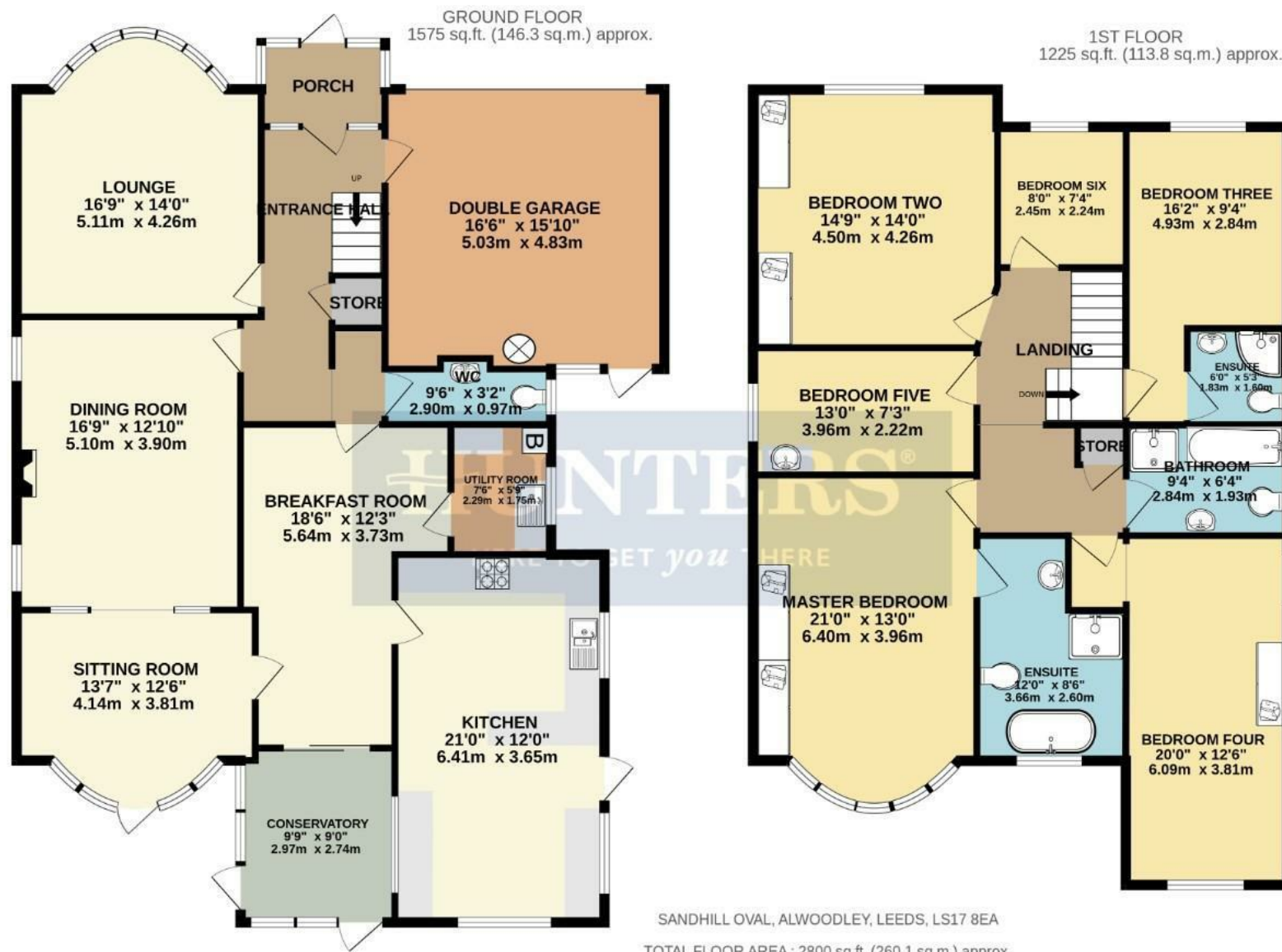
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REDUCED TO REFLECT MODERNISATION/ WORK REQUIRED - WONDERFUL FAMILY HOME - SUPERB REAR GARDEN - EXTENDED DETACHED PROPERTY - SIX BEDROOMS - THREE BATHROOMS - UTILITY ROOM AND DOWNSTAIRS W/C - IN AND OUT DRIVEWAY - ATTACHED DOUBLE GARAGE - GARDENS TO THE FRONT AND REAR - ALWOODLEY LOCATION - APPROXIMATELY 2800 SQFT

A terrific opportunity for anyone looking for a home they can really grow into, is this six bedroom, three bathroom, extended, detached family home. Located at the top of a quiet, sought after street in the heart of Alwoodley, the property is well situated for good and outstanding primary and secondary schools, shops, bars, restaurants, pubs, parks, and transport links to name just some of the great local amenities close by. There are expansive, mature gardens to the rear of the property, an in and out driveway, attached double garage and further gardens to the front externally. Internally, it briefly comprises; porch, entrance hall, downstairs w/c, lounge, dining room, sitting room, breakfast room, kitchen diner, conservatory and utility room on the ground floor. On the first floor is a superb master bedrooms with a four piece ensuite bathroom, a guest bedroom with an ensuite shower room, four further bedrooms, landing and house bathroom. Energy Rating - TBC

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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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Porch
6'10" - 4'9"
Tiled floor.

Entrance Hall
17'0" (max) - 8'3" (max)
Radiator, integral access tot he garage, stairs to the upper level and storage under the stairs.

Downstairs W/C
9'6" (max) - 3'2" (max)
Heated towel rail, wash hand basin with pedestal under and w/c.

Lounge
16'9" (max) - 14'0" (max)
Radiator and bay window over looking the front gardens.

Dining Room
16'9" (max) - 12'10" (max)
Radiators, feature fire place and opening open plan to the sitting room.

Sitting Room
13'7" (max) - 12'6" (max)
Radiator and bay window with door to the rear gardens.

Conservatory
9'9" (max) - 9'0" (max)
Doors to the rear garden and outdoor sink.

Kitchen Diner
21'0" (max) - 12'0" (max)
Stainless steel sink with drainer, double fan oven, gas hob with extractor fan over, further fan oven, further inset sink,, dish washer, fridge freezer, door to the rear and a range of wall and base units.

Breakfast Room
18'6" (max) - 12'3" (max)
Radiator and sliding doors to the conservatory.

Utility Room
7'6" - 5'9"
Stainless steel sink, plumbing for a washer and dryer, fully tiled walls and floor and boiler.

Landing
15'1" (max) - 8'6" (max)
Stairs to the lower level, built in storage and loft access.

Master Bedroom
21'0" (max) - 13'0" (max)
Radiators, built in wardrobes and bay window overlooking the rear gardens.

Ensuite Bathroom
12'0" (max) - 8'6" (max)
Half tiled walls and tiled floor, freestanding feature bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Bedroom Two
14'9" (max) - 14'0" (max)
Radiator, built in wardrobes and built in dresser.

Bedroom Three
16'2" (max) - 9'4" (max)
Radiator.

Ensuite Shower Room
6'0" - 5'3"
Shower cubicle with glass enclosure, wash hand basin and w/c.

Bedroom Four
20'0" (max) - 12'6" (max)
Radiator and built in wardrobes.

Bedroom Five
13'0" - 7'3"
Radiator and wash hand basin.

Bedroom Six
8'0" - 7'4"
Radiator.

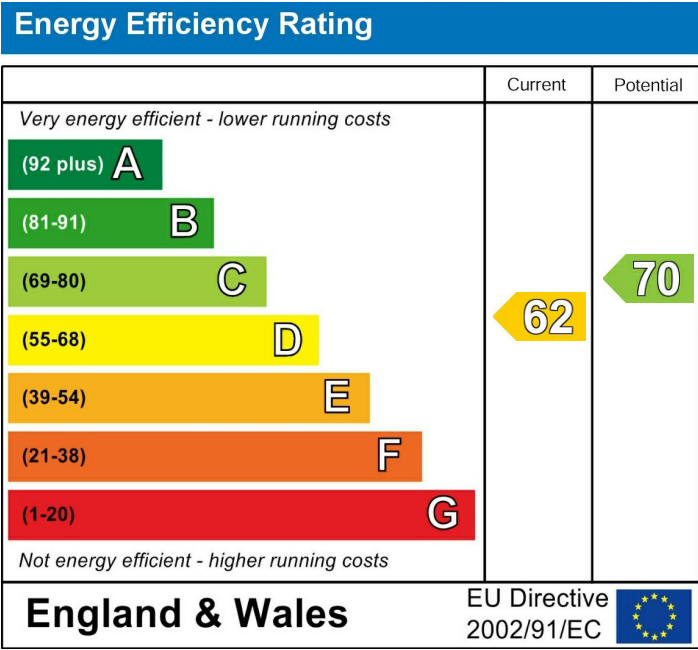
House Bathroom
9'4" - 6'4"
Tiled floor and half tiled walls, Panel bath with shower over, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Front Gardens
Several mature trees, plants, bushes, hedges, shrubs and flower beds.

In and Out Driveway
With parking for several vehicles.

Attached Garage
16'6" (max) - 15'10" (max)
Roll up garage door, door to the rear gardens and mega flo tank.

Rear Garden
Substantial grass lawns area with mature trees, plants, bushes, shrubs, flower beds and hedges. Patio area to the rear of the property.



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.









