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15 Linton Drive, Alwoodley, Leeds, LS17 8QL

Energy Rating: TBC | Council Tax Band: C

Asking Price £350,000

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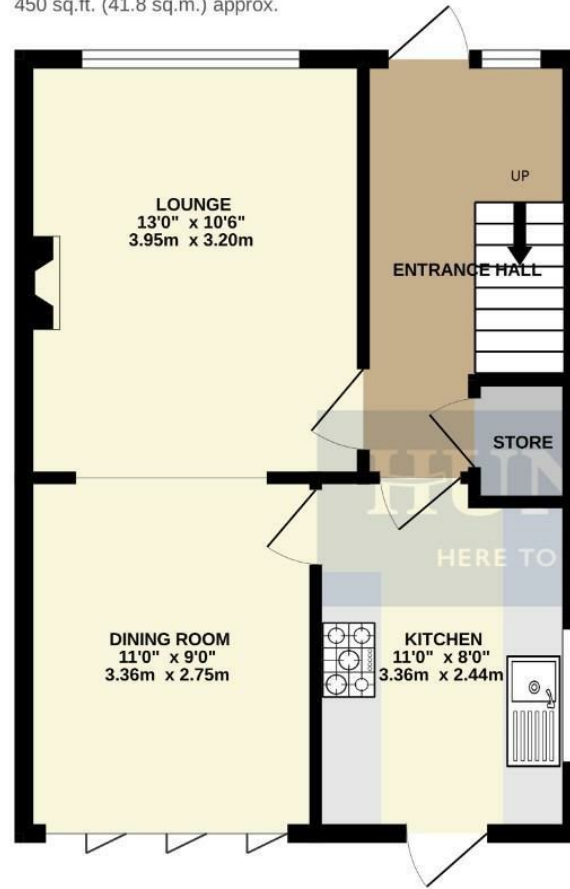
Asking Price £350,000

A WONDERFUL FIRST TIME HOME – GREAT FAMILY LIVING – RENOVATED TO A TERRIFIC STANDARD
– SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY –
DETACHED GARAGE – RECENTLY FITTED BATHROOM AND KITCHEN – ALWOODLEY

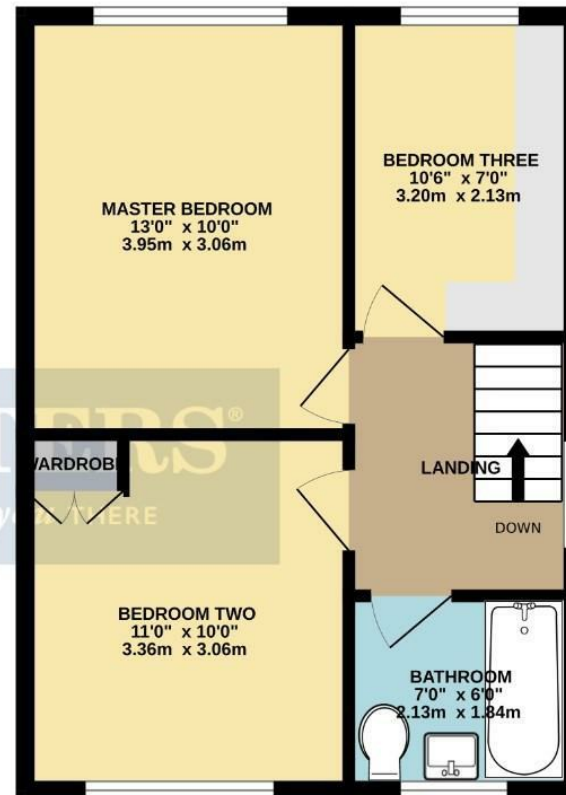
Having recently undergone a total refurbishment, including new bathroom, new kitchen, new central heating and replastered and decorated throughout, this three bedroom semi-detached house is in superb, move in ready condition. Located on a quiet street in Alwoodley, the property is close to good and outstanding primary and secondary schools, shops, bars, pubs, restaurants, parks and transport links to name just some of the great amenities close by. There are gardens to the front and rear, a detached garage and driveway, externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor, there are three bedrooms, a landing and house bathroom. Energy Rating - TBC

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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



LINTON DRIVE, ALWOODLEY, LEEDS, LS17 8QL

TOTAL FLOOR AREA : 900 sq.ft. (83.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Entrance Hall

13'0" (max) - 6'6" (max)

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

Lounge

13'0" (max) - 10'6" (max)

Radiator and electric fire with surround.

Dining Room

11'0" (max) - 9'0" (max)

Radiator and bifolding doors to the rear garden.

Kitchen

10'3" (max) - 8'0" (max)

Five ring gas burner with extractor fan over, fan oven, integral microwave, integral fridge freezer, boiler, inset stainless steel sink to quartz work surfaces, door to the rear garden and a range of wall and base units,.

Landing

8'3" (max) - 7'0" (max)

Loft access and stairs to the lower level.

Master Bedroom

13'0" (max) - 10'0" (max)

Radiator.

Bedroom Two

11'0" (max) - 10'0" (max)

Radiator and built wardrobes.

Bedroom Three

10'6" (max) - 7'0" (max)

Radiator and built in desk and storage.

Bathroom

7'0" (max) - 6'0" (max)

Fully tiled walls and floor, panel bath with shower over, wash hand basin with pedestal under, heated towel rail and w/c.

Front Gardens

Grassed lawns, bushes, plants and shrubs.

Driveway

With parking for at least one vehicle and pathway to the front door and round the side.


Detached Garage

Up and over garage door, power and lights,

Rear Garden

Mainly grassed lawns, with patio area, plants, bushes, hedges and flower beds.

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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.









