



# MORFITT SHAW

Independent Estate Agents

## Sunningdale Green, Alwoodley



**Set within very private and enclosed lawned gardens, this spacious and well presented family home provides ideal three bedroom accommodation, including a sunny conservatory, and enjoys a quiet cul de sac position. Located in the sought after area of Alwoodley close to highly rated schools and local shops.**

**£194,950 – No chain**

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## Introduction

A well presented three bedroom family home, which is set within very private gardens, and enjoys a peaceful cul de sac position in the sought after area of Alwoodley. The excellent accommodation comprises; entrance hall, spacious sitting room, dining room, conservatory, kitchen, three bedrooms and bathroom.

Alwoodley is North Leeds' most highly regarded residential area with first rate primary and secondary schools, a variety of busy shops and easy access to Leeds centre. Being location on the northern fringe of Leeds, attractive open countryside is also nearby.

## Accommodation

With gas central heating, PVCu double glazing and security alarm system.

### To the ground floor: Entrance hall

Half obscure glazed PVCu front entrance door, with multipaned doors to the sitting room. Staircase to the first floor, ceiling light and coving.

### Sitting room 13'7 x 12'5

Wide window to the front, ceiling light and coving. TV and telephone points, coal effect gas fire set within a marble fireplace. Leading to:

### Dining room 11' x 8'4

Ceiling light and coving, part glazed door to:

### Conservatory 9' x 8'

Windows to the rear and part glazed door leading to the private lawned garden.



## **Kitchen**

**11' x 7'2**

Windows to the side and rear. Part glazed rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Space for fridge freezer, plumbing for dishwasher and washing machine. Integrated gas hob with extractor over and oven. Stainless steel sink unit with mixer tap. Ceiling light and wood effect laminate flooring.



## **To the first floor: Landing**

Window to the side, ceiling light and coving. Loft access.

## **Bedroom 1**

**13'1 x 9'7**

Window to the front, ceiling light and coving. Fitted wardrobe.

## **Bedroom 2**

**9'3 x 9'2**

Window to the rear overlooking the garden and woodland beyond. Ceiling light and coving, useful cupboard.



## **Bedroom 3**

**10'1 x 6'9**

Window to the front, ceiling light and coving.

## **Bathroom**

Obscured window to the rear. Panelled bath with shower over and screen to the side. Pedestal wash basin and low suite wc. Part tiled walls, ceiling light.

## **Outside**

To the front is a lawned garden with generous driveway leading to the detached double length garage to the rear. Stocked flower and shrub borders. The rear garden is very private, with an attractive wooded outlook to the rear. Central lawn with timber boundary fencing.

## Directions



From our office turn right on to Street Lane and right again at the Harrogate Road traffic lights. Continue ahead at the next two roundabouts and turn left on to Nursery Lane. Continue ahead at the junction and Birkdale Drive is the fourth right. Follow the road round on to the Sunningdales, and Sunningdale Green leads off Sunningdale Walk,

which is the second right. The property is identified by a Morfitt Shaw 'For Sale' board on the left hand side.

**Agent's notes :** The property is freehold. All mains services are provided. Viewing strictly by appointment only.

**Conveyancing:** Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

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## Big enough to impress, small enough to care.