

MORFITT SHAW

Independent Estate Agents

Valley Close, Alwoodley



A spacious, four bedroom semi detached family home, set within attractive lawned gardens and enjoying a quiet cul de sac position in the heart of Alwoodley. With refitted kitchen and bathroom, an early viewing is highly recommended.

Offers over £269,950

Vendor will pay the 3% stamp duty (£8099)

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Introduction

A skilfully extended family home, providing excellent four bedroom accommodation, set within attractive lawned gardens. Enjoying a peaceful cul de sac position in the heart of sought after Alwoodley, an early viewing is highly recommended. The superb accommodation briefly comprises; entrance porch, hall, sitting room, dining room, extended and refitted kitchen, large study, four generous bedrooms and refitted bathroom and separate wc. Alwoodley is North Leeds' most highly regarded area, with excellent primary and secondary schools, local shops and easy access to Leeds centre. Being located right on to the edge of the city, Alwoodley is also close to attractive open countryside.

Accommodation

With gas central heating, and PVCu double glazing.

To the ground floor: Entrance porch

Multipaned double entrance doors, quarry tiled floor and two wall light points.

Entrance hall

Staircase to the first floor with understairs store, ceiling light, delft rack and coving. Cloaks cupboard.

Sitting room 14'7 x 11'

Bay window to the front, TV point and three wall light points. Electric fire set within an attractive fireplace, ceiling coving. Folding doors to:

Dining room 15'5 x 11'

Bay window to the rear, three wall light points and coving. Electric fire.

Study 17'9 x 8'2

Windows to the front and side, two ceiling lights and telephone point. Useful store cupboard.

Extended and refitted kitchen 15'7 x 7'

Windows to the side and rear, half obscure glazed side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces incorporating a breakfast bar and fully tiled walls. Integrated gas hob and eye level double oven. Plumbing for washing machine and vent for dryer, recess for fridge freezer and 11/2 bowl stainless steel sink unit with mixer tap. Ceiling lights and extractor.



To the first floor: Landing

Two ceiling lights, coving and windows to the side and rear. Overhead storage cupboards and access to the loft.

Bedroom 1 **14'2 x 11'2**

Bay window to the front, ceiling light and coving, telephone point. Full length fitted wardrobes.



Bedroom 2 **12'3 x 10'2**

Window to the rear, ceiling light and fitted wardrobes.

Bedroom 3 **11'6 x 8'**

Window to the front, ceiling light and coving. Fitted wardrobes with cupboards over.

Bedroom 4 **8' x 6'3**

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



Refitted bathroom

Obscured window to the side. Panelled bath with shower attachment, walk in shower cubicle with thermostatically controlled shower, and vanity basin with cupboard under. Ceramic tiled floor and fully tiled walls, low voltage ceiling lighting and extractor.

Separate wc

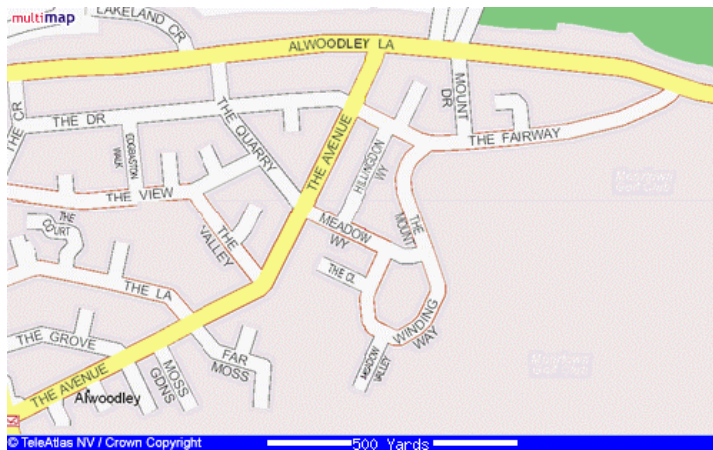
Obscured window to the side, low suite wc and fully tiled walls. Ceramic tiled floor, ceiling light and extractor.



Outside

The property is set within a private, corner plot, with generous driveway and detached garage, and potential for further extension to the side if necessary. Central lawn to the front garden, with established shrubs and stocked borders. The rear garden also has a central lawn with mature hedging and shrub borders.

Directions



From our office, turn right on to Street Lane and turn right at the Harrogate Road traffic lights. Continue ahead at the next two roundabouts, and turn left on to Alwoodley Lane at the traffic lights. Take the sixth left on to The Avenue, and The Valley is the second right. Valley Close is the first right, and 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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Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113. **Morfitt Shaw opening times :** Monday–Saturday 9.00–5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.