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**Dobson**



**40 Primley Park Avenue**  
Alwoodley, Leeds, LS17 7HU

**£610,000**

# 40 Primley Park Avenue

Nestled in the highly desirable area of Primley Park Gardens in Alwoodley, this charming extended three-bedroom detached house offers a perfect blend of comfort and style. The property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The fitted kitchen is equipped with integrated appliances, making it a delightful space for culinary enthusiasts.

The house benefits from gas central heating, with a new boiler installed in 2022, ensuring warmth and efficiency throughout the colder months. The PVCu double glazing enhances energy efficiency while providing a peaceful atmosphere within the home. The property has also been rewired in recent years.

As you approach the property, you will be greeted by an established front garden adorned with mature plants and shrubs, alongside a picturesque feature garden pond that adds to the overall charm. The newly gated driveway offers security and privacy and leads to a detached garage, offering convenient parking and additional storage options.

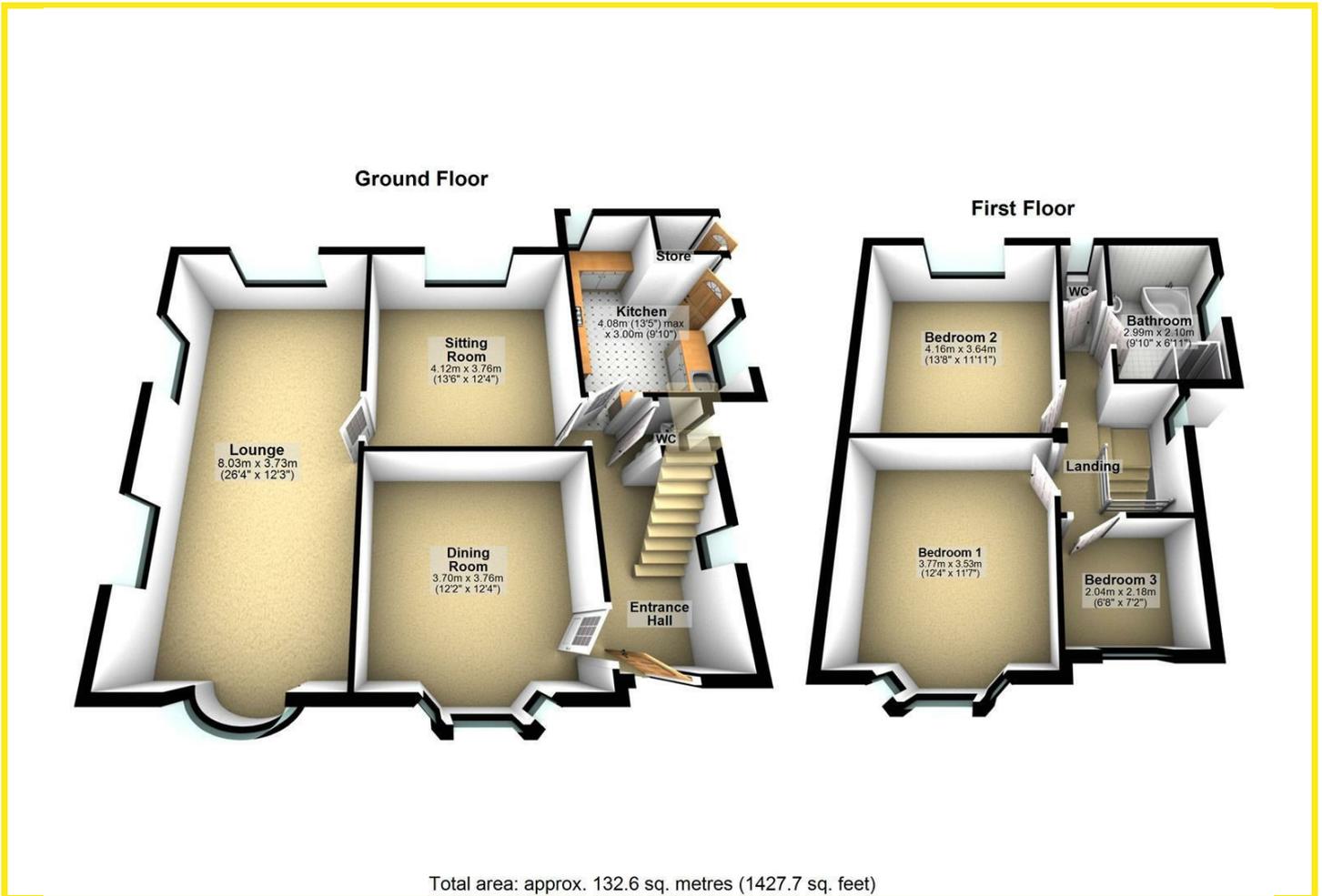
The enclosed private rear garden is a true highlight, featuring a lovely patio area perfect for al fresco dining and a well-maintained lawn ideal for family activities or simply enjoying the outdoors. This delightful home is perfect for families or anyone seeking a tranquil retreat in a sought-after location.

With its excellent amenities and transport links nearby, this property presents an exceptional opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this lovely house your new home.

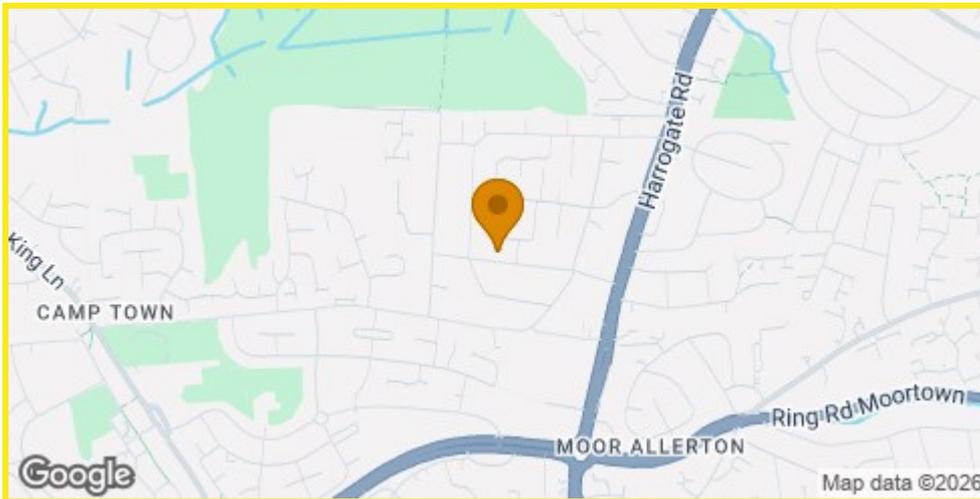




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

LS17 7HU

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