



7 Blackmoor Road, Moortown, Leeds, LS17 5EF

Chain Free £220,000

NO CHAIN - A well-located two bedroom semi-detached with Thermoshell External Wall Insulation, ground floor WC, off-street parking and garage is available to purchase. Fully uPVC double glazed, gas water heating system and electric storage heating, EPC rating D. The property has been well-maintained by it's previous owner.

Accommodation includes reception porch, hallway, fitted kitchen, through lounge, conservatory, side porch with store room and ground floor WC. First floor landing with linen cupboard, two double-sized bedrooms, white bathroom suite. Outside features include paved driveway with carport, low maintenance paved west-facing rear garden and access to garage.

The property is well-located adjacent to Sainsbury's supermarket and the Leeds Ring Road.

GROUND FLOOR

uPVC double glazed door into

ENTRANCE PORCH

6'2" x 2'11" (1.9 x 0.9)

With uPVC double glazing to three sides, secure glazed door with glazed side panel into

HALLWAY

5'6" x 10'5" (1.7 x 3.2)

Turned staircase leading up to the first floor, electric storage heater, sliding door into the

KITCHEN

5'6" x 10'5" (1.7 x 3.2)



Range of fitted units with corresponding work tops, stainless steel sink, plumbed for washing machine, pantry, utility cupboard, uPVC double glazed window to the rear, secure glazed door to the side porch

KITCHEN



THROUGH LOUNGE

18'8" x 10'5" (5.7 x 3.2)



uPVC double glazed window to the front, electric storage heater, double glazed sliding doors leading to the conservatory

THROUGH LOUNGE



CONSERVATORY

10'9" x 8'10" (3.3 x 2.7)



uPVC double glazed windows to three sides and door leading out to the rear garden



SIDE PORCH

2'11" x 6'2" (0.9 x 1.9)

uPVC double glazed door and side panel leading out to the driveway

GROUND FLOOR WC

2'11" x 4'11" (0.9 x 1.5)

Low WC, wall mounted wash basin, uPVC double glazed window

STORE ROOM

6'6" x 2'11" (2.0 x 0.9)

FIRST FLOOR

LANDING

Two uPVC double glazed windows to the side, linen cupboard, ceiling hatch access to the loft

BEDROOM 1

9'6" x 15'5" max (2.9 x 4.7 max)



uPVC double glazed window to the front, electric storage heater

BEDROOM 2

8'10" x 6'6" (2.7 x 2.0)



uPVC double glazed window to the rear, electric storage heater, built in wardrobe

BATHROOM

5'2" x 8'2" (1.6 x 2.5)



White suite of panelled bath with wall mounted electric shower, low WC, pedestal wash basin, uPVC double glazed windows to the side and rear, ceramic tiled walls, wall mounted gas fired water heating boiler

OFFICE

3'11" x 5'10" (1.2 x 1.8)

With partial floor space due to headboard, uPVC double glazed window to the front

OUTSIDE



Low hedge front border with iron gate entry to driveway, paving to the front and side with carport and canopy. Low maintenance enclosed paved garden with stocked border to the rear.

Shed offering access to the garage

GARAGE

The property has a garage with car access from communal enclosure accessible from Tynwald Road. Access to the garage is available directly from the rear of the property



OUTSIDE



OUTSIDE



AGENTS NOTE

- March 2014: The property had Thermoshell External Wall Insulation installed on the exterior of the building. This is to provide great improvement to it's energy efficiency and has a 25-year guarantee from installation. Documentation available on request.

- October 2007: Repairs to the steel stanchions were carried out by a professional contractor. The work involved the replacement of steel brackets to the base of the property supports. This has a potential benefit to mortgage applications against the property. Documentation available on request.

TENURE

Freehold

COUNCIL TAX

Band A

HOW TO GET THERE

Blackmoor Road is approached directly from Leeds Ring Road by the Moor Allerton Shopping Centre (Homebase)

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

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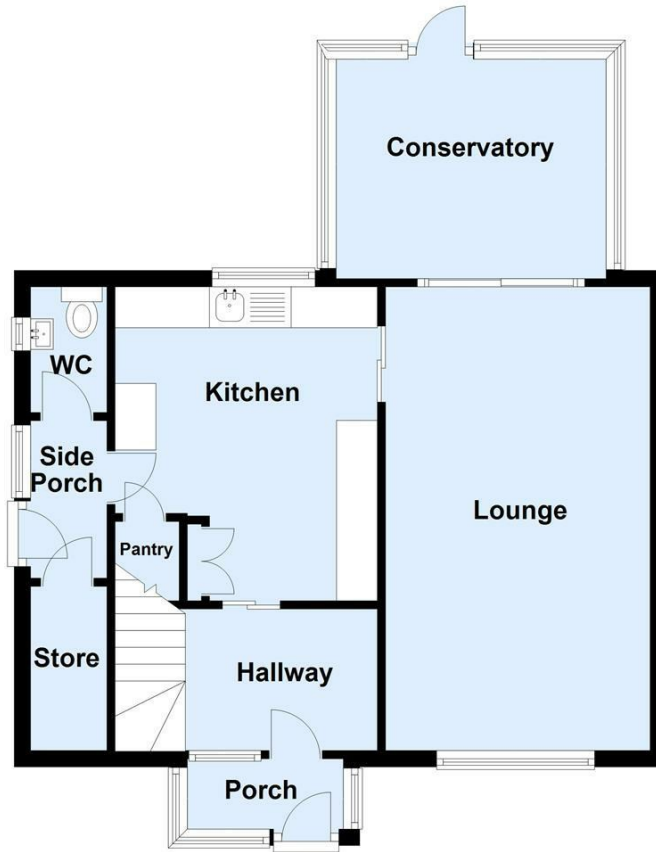
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor

Approx. 54.1 sq. metres (581.8 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.0 sq. feet)

