



693 Scott Hall Road, Moortown, Leeds, LS17 5PG

Offers Over £375,000

NO CHAIN - Offering superb family accommodation in a convenient location in Moortown. A well-presented three bedroom semi-detached house. uPVC double glazed and gas combi central heating system, EPC rating D.

Accommodation includes reception porch, hall, ground floor WC, lounge, dining room, fitted kitchen (installed in 2018) with integrated appliances and door access onto the rear garden. First floor landing, two double sized bedrooms and a single third bedroom, modern bathroom, separate WC. Outside is a driveway leading to a detached garage with lawned and stocked gardens to the front and to the rear.

The A61, Scott Hall Road well locates the property; the main arterial route linking Leeds city centre with North Leeds and beyond, and offers great access into neighbouring Chapel Allerton, Meanwood and Moortown and is convenient for local shops and amenities.

GROUND FLOOR

Secure door from driveway into

PORCH



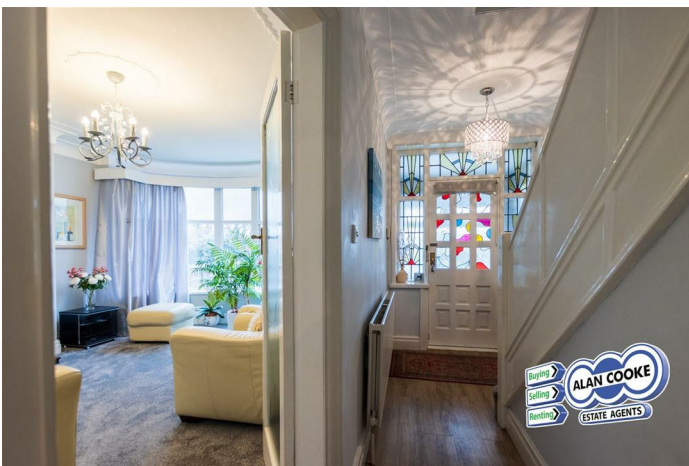
uPVC double glazed windows to the side and front, secure glazed door with decorative stained glass panelling into

HALLWAY



Staircase leading up to the first floor, wood effect laminate flooring, central heating radiator

HALLWAY



GROUND FLOOR WC



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

LOUNGE

14'9" x 13'1" (4.5 x 4.0)



uPVC double glazed bay window to the front, feature fireplace around electric heater, central heating radiator

DINING ROOM

13'9" x 12'5" (4.2 x 3.8)



uPVC double glazed window to the rear, central heating radiator, feature tiled fireplace around gas heater



FITTED KITCHEN

13'1" x 6'6" (4.0 x 2.0)



The kitchen was installed in 2018 and features a range of fitted units with corresponding work tops, ceramic splash back tiling and under-unit lighting. Stainless steel sink with mixer tap and drainer, integrated dishwasher, built in Neff oven with slide and hide door, built in Neff microwave, plumbed for washing machine. Wood effect laminate flooring, cupboard housing gas-fired combi water and central heating boiler, uPVC double glazed window to the side. Door opening out to the garden

FIRST FLOOR

LANDING

uPVC double glazed window to the side, ceiling hatch access to the loft

BEDROOM 1

15'1" x 12'1" (4.6 x 3.7)



Built in wardrobes, uPVC double glazed bay window to the front, central heating radiator

BEDROOM 2

15'8" x 11'9" (4.8 x 3.6)



Generous range of built in wardrobes, central heating radiator, uPVC double glazed bay window to the rear

BEDROOM 3

8'10" x 6'10" (2.7 x 2.1)



uPVC double glazed window to the front, central heating radiator, built in wardrobes

BATHROOM



Fully ceramic tiled walls, white panelled bath with wall shower, vanity wash basin with mirror, heated towel rail, uPVC double glazed window



SEPARATE WC

Low WC, pedestal wash basin, uPVC double glazed window

OUTSIDE



Driveway leading to iron gated access to detached garage, lawned and stocked garden to the front. Enclosed lawned and stocked garden to the rear

GARAGE

Detached garage with up and over door to the front and glazing inside

OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band D

HOW TO GET THERE

The property is located on the northbound carriageway of the A61 Scott Hall Road, between the controlled junction with Stainbeck Road and the King Lane roundabout

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

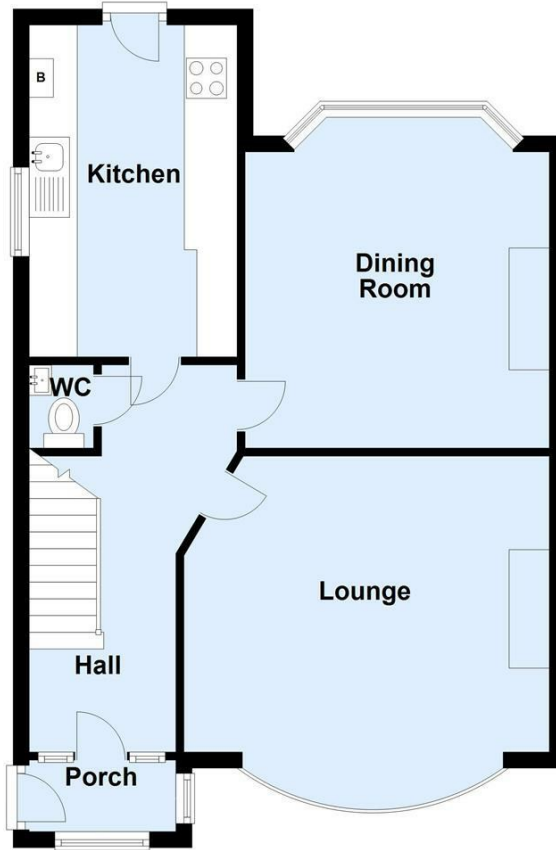
Incorporated in England 6539351

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Total floorspace (both floors combined):
 Appx 104.2 m² (1,121.4ft²)



First Floor

