



## 112 Carr Manor View, Moortown, Leeds, LS17 5AT

**Offers Over £370,000**

Offering superb family accommodation, this is a well-presented and very much cherished extended three bedroom semi-detached house. Fully uPVC double glazed and gas combi central heating system, EPC rating C. Accommodation includes hallway, lounge, dining room, office, extended fitted breakfast kitchen with integrated appliances. First floor landing, two double bedrooms with built in wardrobes, single third bedroom, white bathroom suite with tub and shower cubicle, separate WC. Enclosed rear gardens, front forecourt for off-street parking. Driveway to detached garage.

The property is well located within the family-friendly Carr Manor neighbourhood. Great location with local schools and conveniences including Moortown, Chapel Allerton and Meanwood shops, restaurants and the Waitrose supermarket, David Lloyd leisure centre plus open fields and popular walking routes.

## GROUND FLOOR

Steps up to uPVC double glazed door leading into

### HALLWAY



Turned staircase leading up to the first floor, under-stairs storage cupboard, uPVC double glazed window to the side, central heating radiator

### HALLWAY



## LOUNGE

14'5" x 12'5" (4.4 x 3.8)



uPVC double glazed bay window to the front, feature fireplace around living-flame gas fire, central heating radiator, glazed doors leading into the dining room

## LOUNGE



## DINING ROOM

10'5" x 8'2" (3.2 x 2.5)



Double central heating radiator, glazed door into



## OFFICE

8'10" x 8'2" (2.7 x 2.5)



uPVC double glazed double doors opening to the rear garden, central heating radiator

## EXTENDED BREAKFAST KITCHEN

19'8" x 9'10" max (6.0 x 3.0 max)



Modern kitchen of superb range of fitted units with corresponding work tops and breakfast bar. The cabinet doors were replaced in 2024. Plumbed for washing machine, stainless steel 1.5 bowl sink with mixer tap and drainer, built in double oven, 5-ring gas hob with extractor above, integrated dishwasher, integrated fridge and integrated freezer. Cupboard containing gas-fired combi water and central heating boiler (installed in 2020). Ceramic tiled floor, central heating radiator column, uPVC double glazed window to the rear, uPVC double glazed side door leading out to the driveway

## EXTENDED BREAKFAST KITCHEN



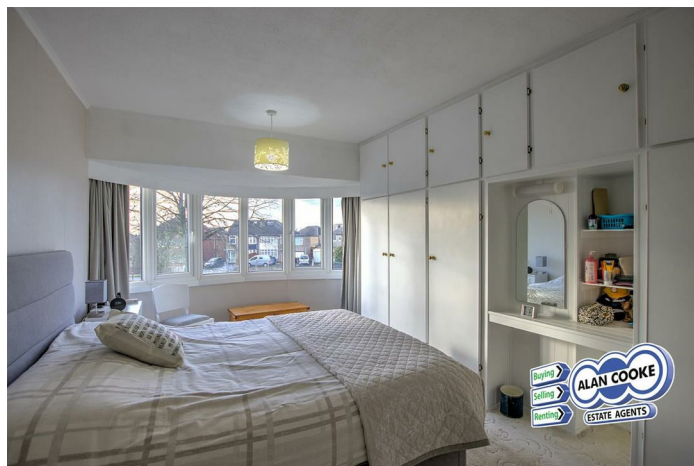
## FIRST FLOOR

### LANDING

uPVC double glazed window, ceiling hatch access to the loft

### BEDROOM 1

13'5" x 11'1" (4.1 x 3.4)



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



## BEDROOM 2

11'1" x 11'1" (3.4 x 3.4)



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

## BEDROOM 3

10'2" x 7'2" (3.1 x 2.2)



uPVC double glazed window to the front, central heating radiator

## BATHROOM

7'2" x 6'2" (2.2 x 1.9)



White suite of panelled bath, walk-in shower cubicle, vanity wash basin, ceramic tiled floor with underfloor heating, heated towel rail, uPVC double glazed window

## SEPARATE WC

4'7" x 2'7" (1.4 x 0.8)

Low WC, uPVC double glazed window

## OUTSIDE



Paved forecourt at the front offering off-street parking for several vehicles, driveway to the side leading to the garage. Enclosed rear lawned garden with patio and summer house



OUTSIDE



DETACHED GARAGE



Built in 2024. With up and over door to the front and side entrance

TENURE  
Freehold

COUNCIL TAX  
Band C

HOW TO GET THERE  
From King Lane turn onto Carr Manor Road and then left onto Carr Manor View

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.

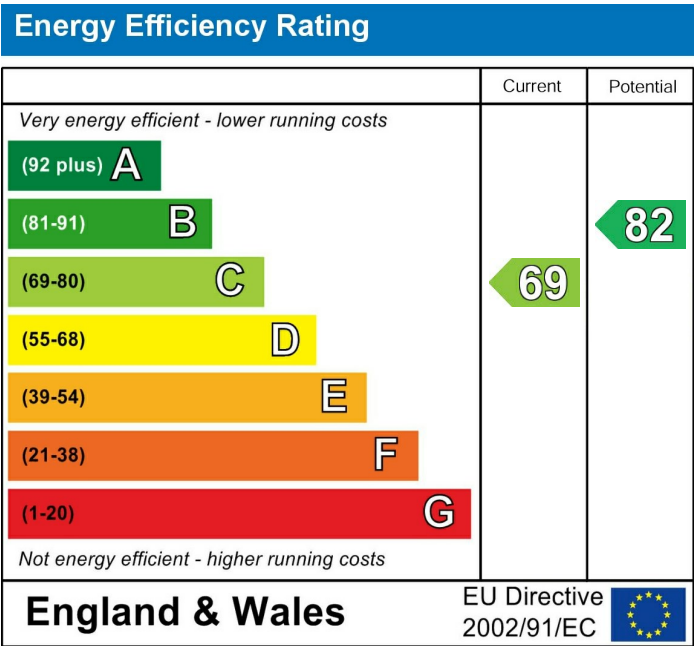
INTERNAL PHOTOGRAPHS  
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS  
All measurements quoted are approximate.

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

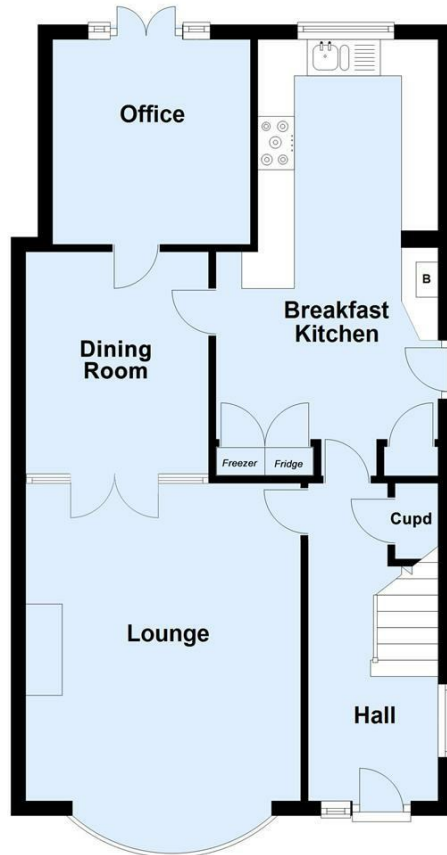
PC - 27/03/2025

Alan Cooke Estate Agents Ltd  
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## Ground Floor

Approx. 57.4 sq. metres (617.9 sq. feet)



## First Floor

Approx. 42.8 sq. metres (461.1 sq. feet)

