



15 Moor Allerton Drive, Moortown, Leeds, LS17 6RY

£350,000

Superb Moortown location, close to high regarded primary and secondary schools, this is a three bedroom semi-detached house with spacious rear garden, now requiring some modernisation. Fully uPVC double glazed and gas central heating system, EPC rating C.

Accommodation includes hallway, lounge, kitchen, dining room, conservatory, first floor landing, two double bedrooms with built in wardrobes, single third bedroom, shower wet-room, separate WC. Lawned and stocked gardens to the front and rear, driveway to detached garage.

The property is located in this popular family residential area offering access to local supermarkets, Street Lane shopping, schools and a delightful walk to the fabulous Roundhay Park.

GROUND FLOOR

uPVC double glazed door with side panels into

HALLWAY

Turned staircase leading up to the first floor, uPVC double glazed windows to the front and side, central heating radiator

DINING ROOM

13'9" x 11'9" (4.2 x 3.6)



uPVC double glazed sliding patio doors leading into the conservatory, feature fireplace around gas heater, double central heating radiator

LOUNGE

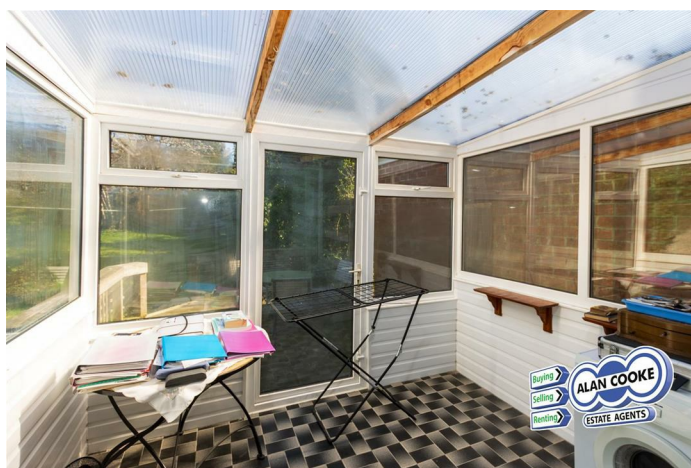
12'1" x 13'1" (3.7 x 4.0)



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

CONSERVATORY

9'2" x 7'10" (2.8 x 2.4)



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

KITCHEN

9'2" max x 7'10" (2.8 max x 2.4)



Range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, plumbed for gas oven, plumbed for washing machine, pantry store, uPVC double glazed window to the rear, uPVC double glazed door to the side

FIRST FLOOR

LANDING

Ceiling hatch access to the loft, uPVC double galzed window



BEDROOM 1

12'9" x 12'1" (3.9 x 3.7)



uPVC double glazed bay window to the front, built in wardrobes and dressing table, central heating radiator

BEDROOM 2

13'9" x 11'9" (4.2 x 3.6)



uPVC double glazed window, built in wardrobes, central heating radiator

BEDROOM 3

8'6" x 7'10" (2.6 x 2.4)



uPVC double glazed window, central heating radiator

SHOWER ROOM

7'10" x 5'10" (2.4 x 1.8)



Wet-room with ceramic tiled walls, wall mounted electric shower, pedestal wash basin, cupboard housing gas-fired combi water and central heating boiler, uPVC double glazed window to the side, heated towel rail

WC

4'11" x 2'7" (1.5 x 0.8)

Low WC, uPVC double glazed window

OUTSIDE



Lawned garden to the front, driveway leading to the garage. Spacious lawned and stocked enclosed rear garden with timber decked stage at the rear

GARAGE

Detached garage with up and over door



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

From Street Lane turn onto Moor Allerton Avenue, left onto Moor Allerton Way and then right onto Moor Allerton Drive where the property is on the left hand side. Alternatively Moor Allerton Drive is accessible directly off Talbot Avenue

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		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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. 56.5 sq. metres (608.6 sq. feet)



First Floor

Approx. 49.9 sq. metres (537.4 sq. feet)

