



8 Moor Allerton Crescent, Moortown, Leeds, LS17 6SH

Chain Free £385,000

NO CHAIN - Superb Moortown location, close to high regarded primary and secondary schools, this is a presentable three bedroom semi-detached house with spacious rear garden. uPVC double glazed, gas combi central heating system, EPC rating D.

Accommodation includes hallway, lounge, kitchen, dining room. First floor landing, two double bedrooms with built in wardrobes, single-sized third bedroom, shower room and 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

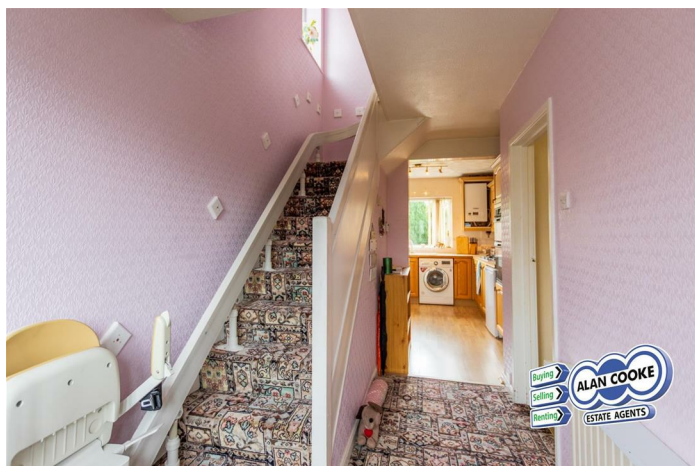
uPVC double glazed door with side panels into

HALL



Turned staircase leading up to the first floor, central heating radiator. Opening into the kitchen

HALL



KITCHEN

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



Range of fitted units with corresponding work tops, stainless

steel sink with mixer tap and drainer, plumbed for washing machine, built in oven, 5-ring gas hob, pantry with glazed window, central heating radiator, wall mounted gas-fired combi water and central heating boiler, uPVC double glazed window to the rear, uPVC double glazed door to the side

LOUNGE

11'5" x 13'9" (3.5 x 4.2)



uPVC double glazed bay window to the front, feature fireplace around living-flame gas fire, central heating radiator. Opening to the

DINING ROOM

11'9" x 11'5" (3.6 x 3.5)



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

FIRST FLOOR

LANDING

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



BEDROOM 1

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



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

BEDROOM 2

11'1" x 12'9" (3.4 x 3.9)



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

BEDROOM 3

8'10" x 7'10" (2.7 x 2.4)



uPVC double glazed window, cupboard

SHOWER ROOM

7'10" x 5'6" (2.4 x 1.7)



White suite of walk-in shower cubicle, pedestal wash basin, ceramic tiled walls, uPVC double glazed window, central heating radiator, linen cupboard

SEPARATE WC

5'2" x 2'7" (1.6 x 0.8)

Low WC, uPVC double glazed window

OUTSIDE



Low wall with long driveway leading to the garage. Lawned and stocked garden to the front. Long mature lawned and stocked private garden to the rear with patio area



DETACHED GARAGE



With up and over door to the front

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C

HOW TO GET THERE

From Street Lane turn onto Moor Allerton Avenue then right onto Moor Allerton Crescent. Alternatively, Moor Allerton Crescent is accessible directly from Bentcliffe Avenue/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.

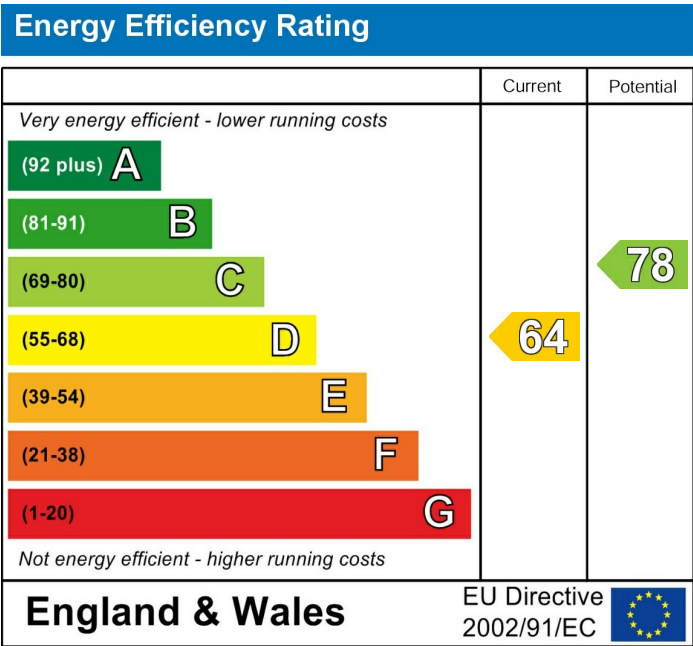
MEASUREMENTS

All measurements quoted are approximate.

FLOORPLAN

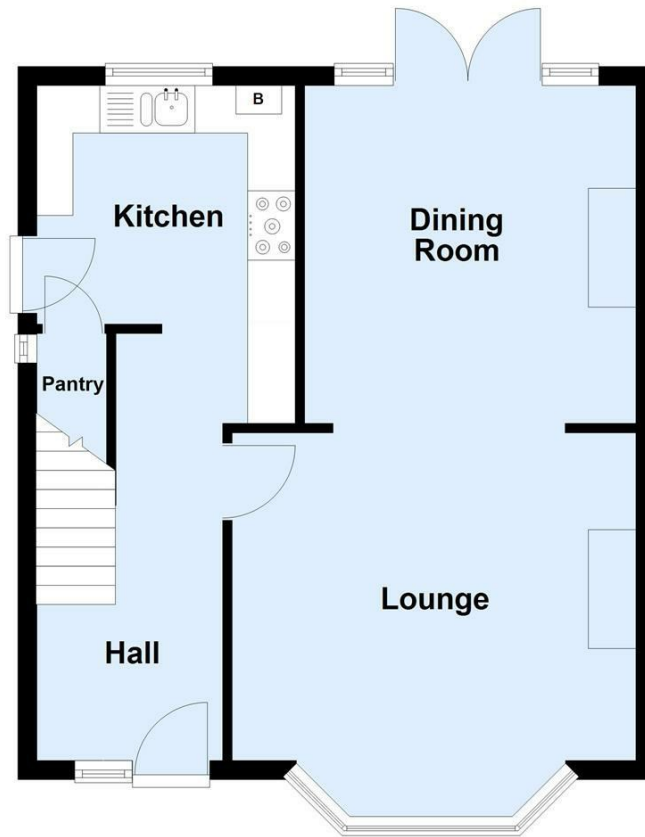
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd
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Ground Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)

