



50 High Moor Crescent, Moortown, Leeds, LS17 6DU

Chain Free £250,000

NO CHAIN - A two bedroom semi-detached bungalow with spacious south facing lawned and stocked garden is available to purchase. Fully double glazed, gas combi central heating system, EPC rating - D.

Accommodation includes fitted kitchen, lounge with south facing outlook over the garden, two bedrooms, bathroom. Driveway for off-street parking, detached brick garage.

Located on the border with Moortown, Alwoodley and Roundhay, the position offers superb access to local amenities, shops, restaurants and road links to Leeds city centre.

GROUND FLOOR

Secure side door into:

HALLWAY

Cloak cupboard, ceiling hatch access to the loft, central heating radiator

LOUNGE

12'5" x 15'1" (3.8 x 4.6)

uPVC double glazed double doors leading to the rear, inset fireplace, central heating radiator

LOUNGE

KITCHEN

11'5" x 9'6" (3.5 x 2.9)

Range of fitted units with corresponding work tops, stainless steel 1.5 bowl sink with mixer tap and drainer, plumbed for washing machine, cupboard housing gas-fired combi central heating and water heating boiler, uPVC double glazed window, new ceramic tiled floor

BEDROOM 1

12'9" x 12'5" (3.9 x 3.8)

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

BEDROOM 2

9'2" x 8'6" (2.8 x 2.6)

uPVC double glazed window, central heating radiator

BATHROOM

White suite of panelled bath with hand shower, low WC, pedestal wash basin, central heating radiator, ceramic tiled walls and floor, uPVC double glazed window

OUTSIDE



Lawned garden to front, long driveway leading to garage. Long south facing lawned and stocked garden to the rear

OUTSIDE



TOP VIEW



DETACHED GARAGE

Requiring some attention, with up and over door

TENURE

Freehold

HOW TO GET THERE

From Harrogate Road turn into Shadwell Lane and then turn right into High Moor Crescent

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

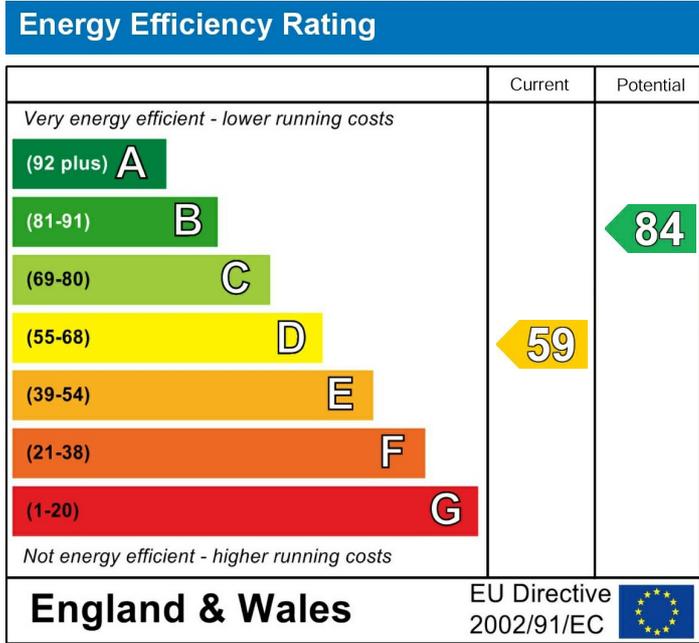
All measurements quoted are approximate.

FLOORPLAN

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

Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



Ground Floor

Approx. 68.3 sq. metres (735.0 sq. feet)

