



## 11 Carr Manor Grove, Moortown, Leeds, LS17 5AH

**Chain Free £475,000**

No Chain. Offering superb family accommodation, this is a well-presented and successfully extended five bedroom, two bathroom semi-detached house. Fully UPVC double glazing and gas combi central heating system. Accommodation includes hallway, lounge, open spacious extended dining sitting room, kitchen. First floor landing, two double bedrooms with built in wardrobes, single third bedroom, fully tiled white bathroom suite. Second floor landing, two further second floor bedrooms plus shower room. Lawned and enclosed rear garden. Front forecourt for off-street parking. Driveway to detached garage.

The property is well located within the family friendly Carr Manor neighbourhood. Great location for local schools - local conveniences include Moortown, Chapel Allerton & Meanwood shops, restaurants and Waitrose supermarkets, David Lloyd leisure centres.



## GROUND FLOOR

Steps to uPVC double glazed secure door into:

### HALLWAY



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

### LOUNGE

11'9" x 12'9" (3.6m x 3.9m)



uPVC double glazed bay window to front, tiled feature fireplace around gas heater, built in cabinets with glazed doors, central heating radiator

### EXTENDED SITTING DINING ROOM

Comprising:

### SITTING ROOM

12'5" x 6'6" (3.8m x 2.0m)



Feature fireplace around a gas heater, central heating radiator. Opening to

### DINING ROOM

8'10" x 10'2" (2.7m x 3.1m)



uPVC double glazed windows to rear flanking double glazed door leading out to rear garden., central heating radiator



## FITTED KITCHEN

11'9" x 7'2" max (3.6m x 2.2m max)



Range of fitted units with corresponding worktops, plumbed for washing machine, plumbed for gas oven with extractor hood above, ceramic tiled walls and ceramic tiled floor, inset sink with mixer tap and drainer. Pantry store with plumbing for washing machine.

## FIRST FLOOR

### LANDING

uPVC double glazed window, turned staircase leading up to second floor

### BEDROOM 1

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



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

## BEDROOM 2

13'1" x 11'5" (4.0m x 3.5m)



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

## BEDROOM 3

8'2" x 7'2" (2.5m x 2.2m)

uPVC double glazed window, central heating radiator

## BATHROOM

8'2" x 7'2" (2.5m x 2.2m)



White suite of panel bath, low wc, vanity washbasin, cupboard housing gas-fired 'combi' central and water heating boiler, ceramic tiled walls and floor, uPVC double glazed windows to side and to rear

## SECOND FLOOR





#### BEDROOM 4

10'5" x 10'5" (3.2m x 3.2m)



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

#### BEDROOM 5

17'4" max x 9'6" max (5.3m max x 2.9m max)



Irregular shaped room with restricted head-height, velux window, uPVC double-glazed window, wardrobe, under-eave storage

#### SHOWER ROOM

10'5" x 5'6" (3.2m x 1.7m)



Walk-in shower cubicle, low wc, vanity washbasin, uPVC double glazed window to side

#### OUTSIDE



To front: Paved front courtyard offering off street parking. Driveway leading to DETACHED GARAGE to rear. Enclosed lawned garden.

#### TENURE

Freehold

#### COUNCIL TAX

Band C

#### EPC RATING

D

#### HOW TO GET THERE

Approached from Scott Hall Road, turn into Carr Manor Parade then right into Carr Manor Grove.

#### 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.

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



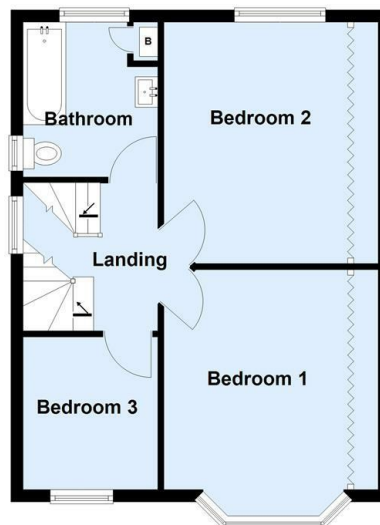
### Ground Floor

Approx. 55.1 sq. metres (593.5 sq. feet)



### First Floor

Approx. 44.8 sq. metres (482.6 sq. feet)



### Second Floor

Approx. 33.3 sq. metres (358.0 sq. feet)

