



21 Far Moss, Leeds, West Yorkshire, LS17 7NU

Chain Free £522,500

NO CHAIN - A superb FOUR bedroom, TWO bathroom, successfully extended semi-detached family house, well located adjacent to playing fields. Fully UPVC double glazed and gas central heating system. EPC rating: C.

Accommodation includes hallway, four reception rooms, including lounge, dining room, breakfast room and sitting room, fitted kitchen and ground floor WC. First floor landing, master bedroom suite with ensuite bathroom, two further double sized bedrooms and a single fourth bedroom, house bathroom. Second floor loft room accessible from a pull down step-ladder.

Lawned and stocked garden, outhouse, driveway.

The property is well located in a pleasant street off The Avenue and offers great access to high-ranked local schools, including off-road walking access to Allerton High School & GSAL, local shops and amenities.

GROUND FLOOR

uPVC secure door leading to:

HALLWAY



Turned staircase leading up to first floor, under-stairs storage cupboard, central heating radiator

LOUNGE

10'9" max x 10'9" (3.3m max x 3.3m)



uPVC double glazed bay window to front, 2 x central heating radiator, feature fireplace. Opening to:

LOUNGE



LOUNGE



DINING ROOM

12'1" x 10'9" (3.7m x 3.3m)



uPVC double glazed sliding patio doors leading out to rear garden, central heating radiator

DINING ROOM



BREAKFAST ROOM

1'7" x 6'2" (0.5m x 1.9m)



Central heating radiator. Leading into:

KITCHEN

9'6" x 7'10" (2.9m x 2.4m)



Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, built in oven, hob with extractor above, ceramic splash back tiling, uPVC double glazed window and door leading out to rear.

KITCHEN



SITTING ROOM

10'9" x 9'6" (3.3m x 2.9m)



uPVC double glazed windows to front to side, central heating radiator

GROUND FLOOR WC

5'10" x 3'7" (1.8m x 1.1m)

Low wc, pedestal washbasin

FIRST FLOOR

LANDING

Ceiling hatch access with step ladder leading to spacious and boarded loft, ideal for storage

MASTER BEDROOM SUITE

Comprising

BEDROOM 1

14'9" max x 9'6" (4.5m max x 2.9m)



uPVC double glazed window to front, central heating radiator. Door to:



ENSUITE BATHROOM

9'6" x 8'2" (2.9m x 2.5m)



White suite of panel bath with drip shower, low wc, pedestal washbasin, uPVC double glazed window, part ceramic tiled walls, uPVC double glazed window, heated towel rail.

BEDROOM 4

6'2" x 8'2" (1.9m x 2.5m)



uPVC double glazed window, central heating radiator

BEDROOM 2

10'9" x 10'9" (3.3m x 3.3m)



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

BATHROOM

7'6" x 7'10" (2.3m x 2.4m)



White suite of panel bath, low wc, pedestal washbasin, part ceramic tiled walls, heated towel rail, uPVC double glazed window

OUTSIDE



To front: Iron gate access to wide gravelled driveway, patio to

BEDROOM 3

12'1" x 9'10" (3.7m x 3.0m)



uPVC double glazed window, central heating radiator



front.

To rear: Enclosed, lawned and stocked garden, outhouse containing gas-fired 'combi' central and water heating boiler.

OUTSIDE



OUTSIDE



OUTSIDE



COUNCIL TAX

Band C

TENURE

Freehold

DIRECTIONS

Approached from either Alwoodley Lane or King Lane, turn into The Avenue and then turn into Far Moss.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

FLOORPLAN

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

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.

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.

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.

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		85
(69-80) C	74	
(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. 62.5 sq. metres (672.4 sq. feet)



First Floor

Approx. 59.2 sq. metres (637.3 sq. feet)

