



**590 Stonegate Road, Leeds, LS17 6EL**

**Chain Free £650,000**

A successfully extended FIVE bedroom, two bathroom family semi-detached house with private rear lawned garden, centrally located in Moortown is available for purchase. Accommodation includes spacious hallway with ground floor wc, dining room, large lounge, modern spacious breakfast kitchen with full range of integrated appliances and central island, utility cupboard. First floor landing with four balanced-sized bedrooms including built in wardrobes, bathroom, WC. Second-floor master bedroom suite with a balcony and an ensuite shower room.

The property is well located within walking distance to highly-rated primary and secondary schools, and is close to Moortown amenities including M&S Food Hall and Sainsbury's supermarkets

## GROUND FLOOR

uPVC double glazed door with side panels into:

### HALL



Spacious hallway with turned staircase leading up to first floor, picture rail, central heating radiators, spacious under-stairs storage cupboard.

### GROUND FLOOR WC

16'0" into bay x 12'9" (4.9m into bay x 3.9m)

Low wc, wall mounted wash basin

### DINING ROOM

16'0" into bay x 12'9" (4.9m into bay x 3.9m)



uPVC double glazed bay window to front, central heating radiator

## LOUNGE

23'7" max x 12'9" (7.2m max x 3.9m)



uPVC double glazed bay window with door opening to rear garden, central heating radiators

## LOUNGE



## LOUNGE



## BREAKFAST KITCHEN

21'3" max x 10'9" max (6.5m max x 3.3m max)



Superb modern range of fitted units with corresponding worktops and central island with two inset sinks. Generous range of cupboards, Integrated appliances include two built in ovens, induction hob with extractor hood above, integrated dishwasher, fridge & freezer, inset ceiling lighting. uPVC double glazed window to rear, uPVC double glazed window and door leading out to side, central heating radiator.

## BREAKFAST KITCHEN



## BREAKFAST KITCHEN



## FIRST FLOOR

### UTILITY CUPBOARD

Gas-fired 'combi' central and water heating boiler, plumbed for washing machine, uPVC double glazed window.

### LANDING

Turned staircase leading up to second floor.

### WC

2'7" x 4'7" (0.8m x 1.4m)

Low wc, uPVC double glazed window

### BEDROOM 1

20'0" x 12'9" (6.1m x 3.9m)



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

### BEDROOM 2

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



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



### BEDROOM 3

8'6" x 11'1" (2.6m x 3.4m)



uPVC double glazed window to rear, central heating radiator, built in wardrobes, wall mounted washbasin

### BEDROOM 4

7'10" x 11'1" (2.4m x 3.4m)



uPVC double glazed window to front, central heating radiator, spacious store cupboard

### BATHROOM

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



White suite of curved panel bath with hand shower, walk-in shower cubicle, vanity washbasin, ceramic tiled walls, uPVC double glazed window

### SECOND FLOOR

#### LANDING

Under eave storage cupboard, uPVC double glazed window.

#### MASTER BEDROOM SUITE

Comprising

#### BEDROOM 5

21'7" x 12'9" (6.6m x 3.9m)



Spacious master bedroom with generous range of built in wardrobes, uPVC double glazed double doors opening out onto balcony, central heating radiator, veluxe window. Door to:



## BEDROOM 5



## OUTSIDE



## BEDROOM 5



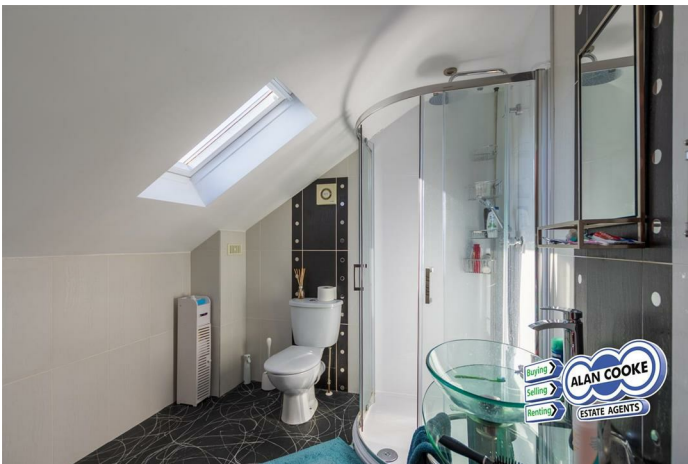
Low wall to front, gated access to long driveway leading to garage, lawned and stocked garden to front. lawned and stocked garden with patio to rear with pleasant outlook over Moor Allerton Bowling Green.

## OUTSIDE



## ENSUITE SHOWER ROOM

8'2" x 7'10" (2.5m x 2.4m)



Walk-in shower cubicle, modern glass-style washbasin, low wc, heated towel rail, veluxe window, part ceramic tiled walls

## OUTSIDE



## GARAGE

Garage with up and over door



## COUNCIL TAX

Band E

## TENURE

Freehold

## HOW TO GET THERE

From our Moortown office, turn northbound up Harrogate Road. At the roundabout, turn onto Stonegate Road, where No 590 is shortly on the left.

## 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

Incorporated in England 6539351

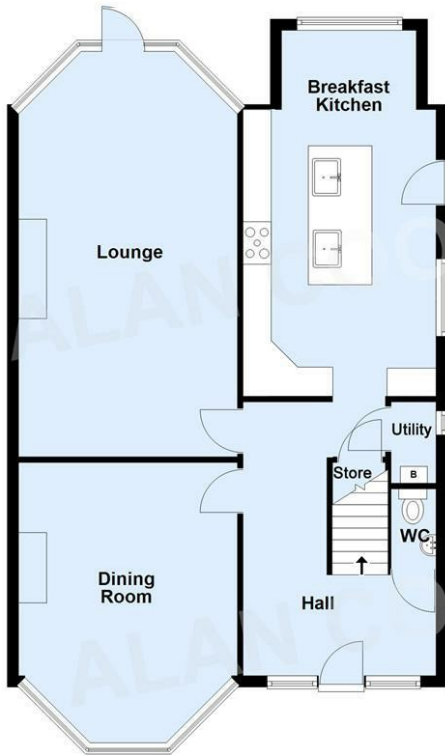
### Energy Efficiency Rating

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



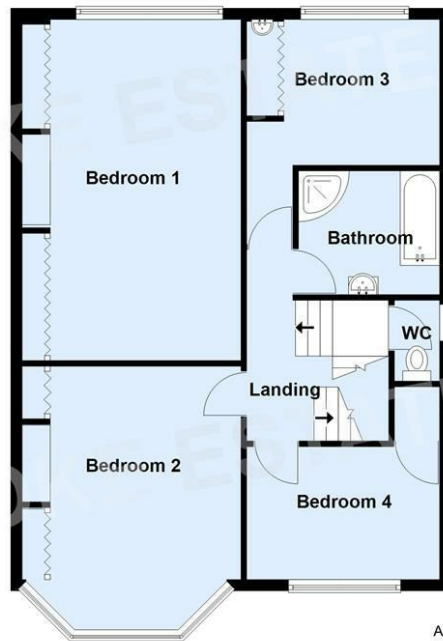
**Ground Floor**

Approx. 79.0 sq. metres (850.4 sq. feet)



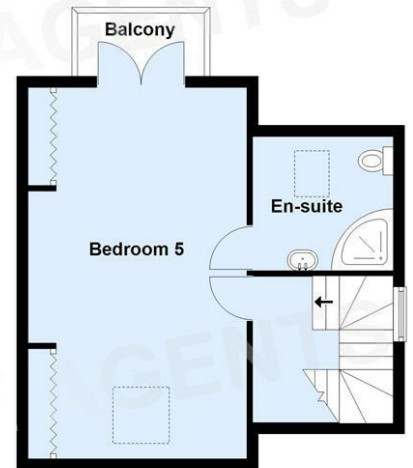
**First Floor**

Approx. 74.6 sq. metres (803.0 sq. feet)



**Second Floor**

Approx. 38.9 sq. metres (418.6 sq. feet)  
(excluding Balcony)



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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