



1 Falkland Mount, Moortown, Leeds, LS17 6JG

£710,000

A superb family detached house, offering spacious interiors, with five bedrooms close to Moortown's excellent family amenities, including a convenient ground-floor master bedroom with ensuite, open-plan living space, fully fitted modern kitchen and detached garage. Fully UPVC double glazed and gas combi central heating.

Accommodation includes entrance porch, ground floor WC, hallway, Modern fitted kitchen with integrated appliances, open plan family/dining room, formal lounge, two ground floor bedrooms, including ensuite. First floor landing, three further balanced-sized bedrooms, modern bathroom suite, second floor versatile loft room. Outside are enclosed lawned and stocked garden, paved gated driveway and detached garage.

The property is well located by the A61 Scott Hall Road, the main arterial route linking Leeds City Centre with North Leeds and beyond, and offers great access into neighbouring Chapel Allerton, Meanwood and Moortown and is convenient for local schools and amenities.

GROUND FLOOR

uPVC secure door leading to:

PORCH

wood effect laminated floor,

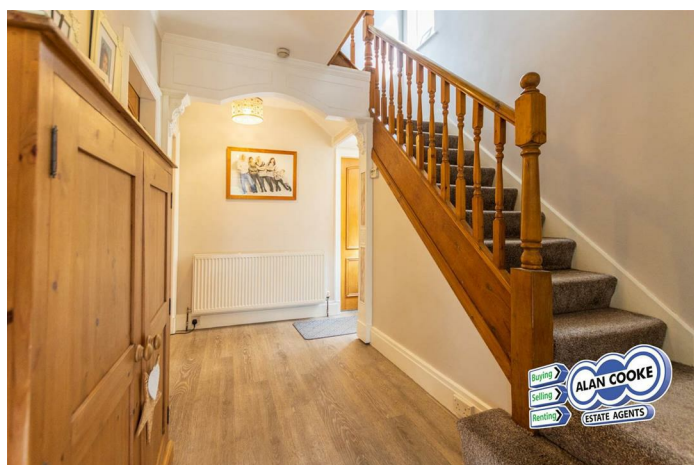
GROUND FLOOR WC

6'10" x 4'7" (2.1m x 1.4m)



Low wc, pedestal washbasin, ceramic tiled walls and floor, uPVC double glazed windows to side and to front, central heating radiator

HALLWAY



Turned staircase with timber spindle balustrade leading up to first floor, central heating radiator, under-stairs storage cupboard, polished timber flooring

SPACIOUS KITCHEN

15'5" x 9'10" (4.7m x 3.0m)



Modern suite with range of fitted units with granite worktops. Integrated appliances include tall fridge, tall freezer, double oven, 5 ring gas hob with extractor hood, washing machine, ceramic butler sink. uPVC double glazed windows to rear and to side, opening to:

SPACIOUS KITCHEN



OPEN PLAN DINING ROOM / FAMILY ROOM

18'8" x 12'1" (5.7m x 3.7m)



Versatile, multi zonal room with uPVC double glazed window to rear, polished timber flooring

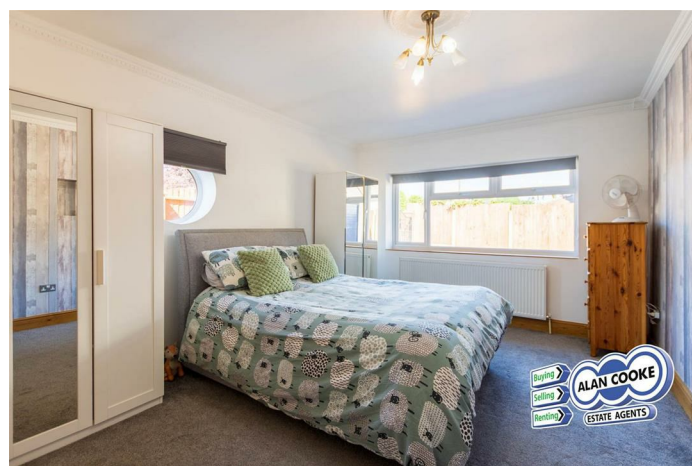


OPEN PLAN DINING ROOM / FAMILY ROOM



BEDROOM 1

11'5" x 6'6" (3.5m x 2.0m)



OPEN PLAN DINING ROOM / FAMILY ROOM



Double ground floor bedroom with uPVC double glazed window, central heating radiator, uPVC double glazed window to rear and to side. Door to:

ENSUITE SHOWER ROOM

8'2" x 3'11" (2.5m x 1.2m)



LOUNGE

16'0" x 12'1" (4.9m x 3.7m)



low wc, vanity washbasin, walk-in shower cubicle.

BEDROOM 2

16'0" x 11'5" (4.9m x 3.5m)



With curved edged walls and decorative columns, trio of uPVC double glazed windows to front, feature fireplace around cast-iron solid fuel stove, glazed folding doors leading to family room.

uPVC double glazed window, central heating radiator



FIRST FLOOR

LANDING

Store cupboard, door leading to narrow turned staircase leading up to second floor

BEDROOM 3

11'1" x 12'1" (3.4m x 3.7m)



Dual aspect with uPVC double glazed windows to front and to side, central heating radiator

BEDROOM 4

13'5" x 12'1" (4.1m x 3.7m)



Dual aspect with uPVC double glazed windows to rear and to side, central heating radiator, built in wardrobes and drawers

BEDROOM 5

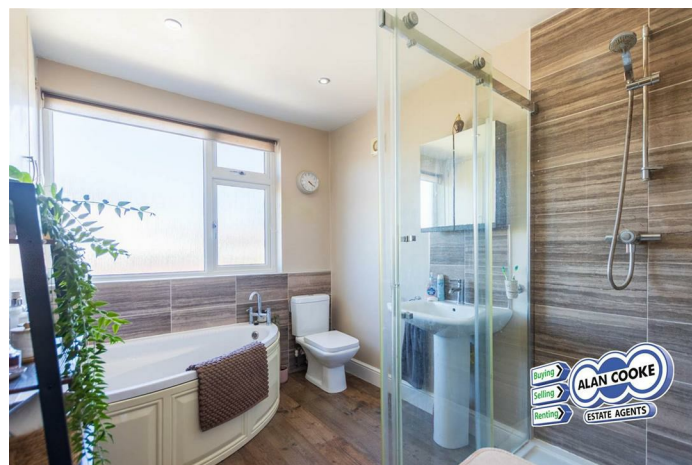
11'5" x 8'10" (3.5m x 2.7m)



uPVC double glazed window to front, central heating radiator

BATHROOM

9'10" x 9'2" (3.0m x 2.8m)



White suite of curved bath, walk-in shower cubicle, low wc, pedestal washbasin, uPVC double glazed window, cupboard containing gas-fired 'combi' central and water heating boiler

SECOND FLOOR



LOFT ROOM

14'5" x 10'9" (4.4m x 3.3m)



Limited head height, central heating radiator velux window

OUTSIDE



Enclosed lawned and stocked garden, gated access from Broomhill Drive to paved driveway

OUTSIDE



OUTSIDE



DETACHED GARAGE

With up and over door

COUNCIL TAX

Band E

TENURE

Freehold

EPC

Rating TBC

DIRECTIONS

Either, swiftly accessible from the Leeds city-bound carriageway of the A61 Scott Hall Road: turn onto Broomhill Drive, where the Falkland Mount and the property is shortly on the left, or directly accessible from Harrogate Road

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 



