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115 High Moor Crescent, Moortown, Leeds, LS17 6EA

Chain Free £330,000

NO CHAIN. Featuring an extended kitchen and superb south facing garden, this is a two bedroom semi detached bungalow ready for purchase. Gas central heating system, UPVC double glazing.

Accommodation includes hallway, open plan dining room and lounge, extended kitchen, conservatory, both bedrooms with built in wardrobes, white shower room suite with ceramic tiled walls. Driveway to DETACHED GARAGE. Spacious south facing rear garden.

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.

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GROUND FLOOR
uPVC double glazed secure door to side leading into:

HALL
Ceiling hatch access to loft, linen cupboard, central heating radiator

OPEN LOUNGE/ DINING ROOM

Comprising:

DINING ROOM
9'2" x 7'10" (2.8m x 2.4m)

uPVC double glazed window to side, central heating radiator

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

Feature fireplace around gas 'living-flame' fire, double glazed sliding patio doors into conservatory

LOUNGE

FITTED KITCHEN
10'5" x 8'2" (3.2m x 2.5m)

Range of fitted units with corresponding worktops, stainless steel sink with mixer tap and drainer, built in oven, gas hob with extractor above, plumbed for washing machine, uPVC double glazed door with side panel leading to rear, uPVC double glazed window to side

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

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

BEDROOM 1
11'5" x 12'9" (3.5m x 3.9m)

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

BEDROOM 2
11'5" x 9'2" (3.5m x 2.8m)

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

SHOWER ROOM
7'6" x 5'10" max (2.3m x 1.8m max)

Ceramic tiled walls and floor, walk-in shower cubicle, low wc, pedestal washbasin, uPVC double glazed window, heated towel rail

OUTSIDE

Low wall with small stocked garden, driveway leading to rear. Superb south facing lawned and stocked garden to rear,

OUTSIDE

DETACHED GARAGE

With up and over door

TENURE
Freehold

COUNCIL TAX
Band C

DIRECTIONS
From our Moortown office on Harrogate Road, turn onto Shadwell Lane.
High Moor Crescent is accessed from two separate junctions on Shadwell Lane: No 115 is more easily accessible from the elevated junction nearest to the Ring 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.

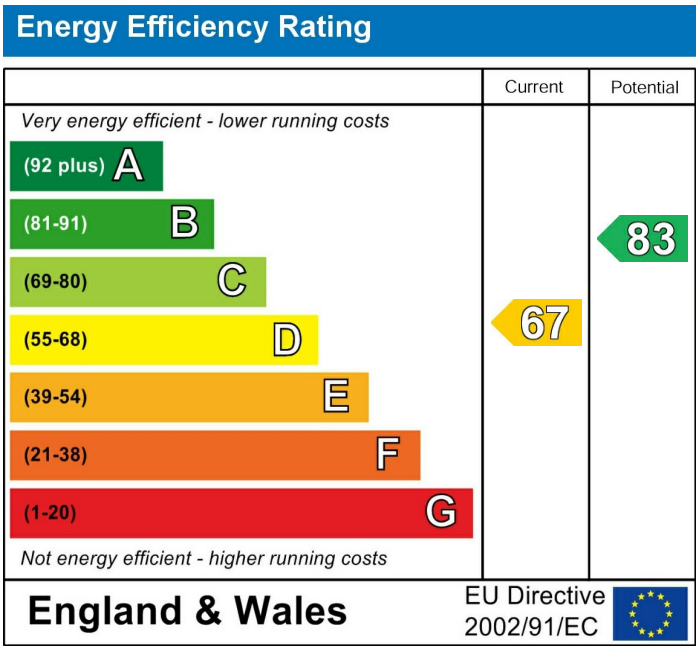
GENERAL
Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If 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.

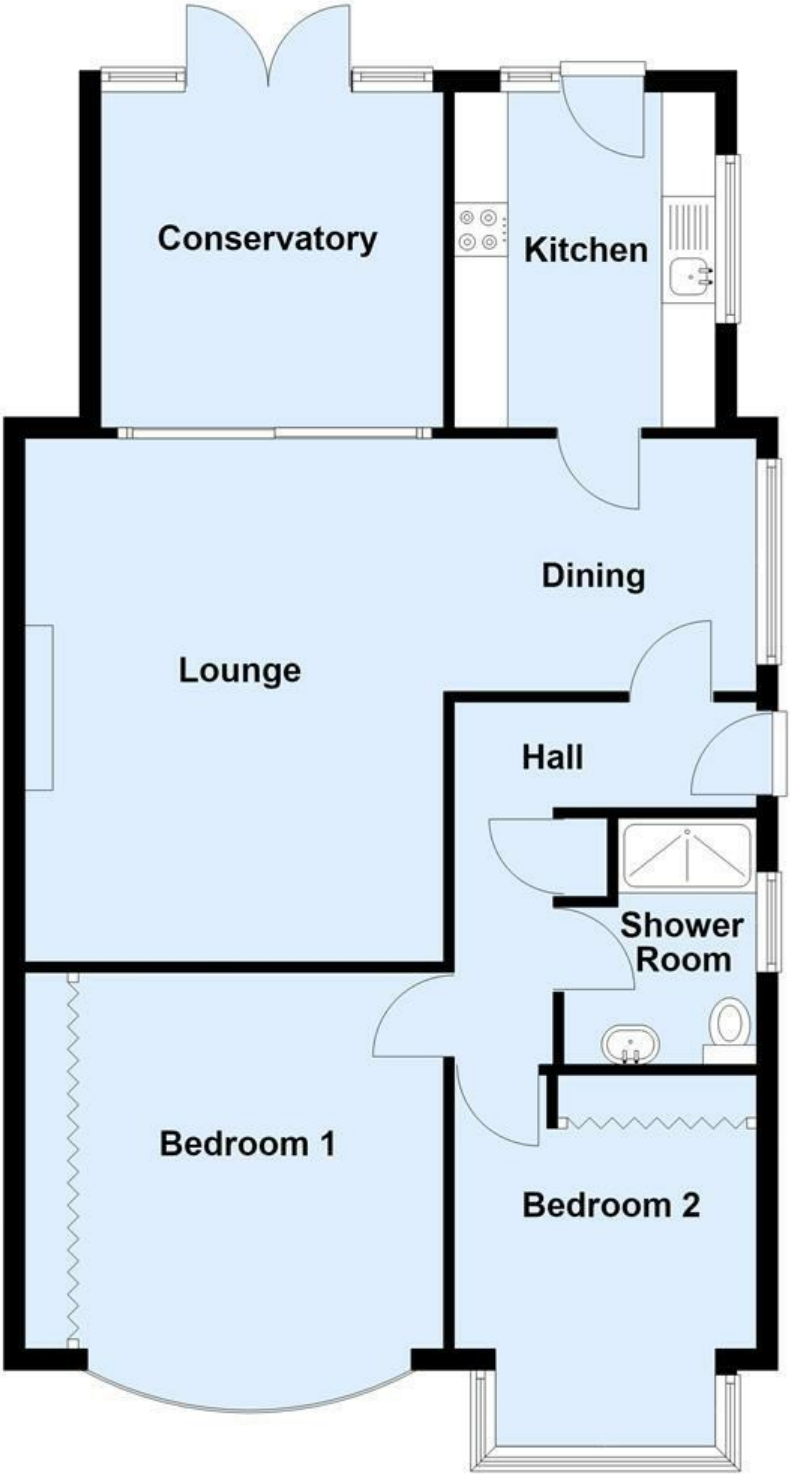
VIEWINGS
Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

Alan Cooke Estate Agents Ltd
Incorporated in England 6539351



Ground Floor

Approx. 80.3 sq. metres (863.8 sq. feet)



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