



**5 High Moor Grove, Leeds, LS17 6DY**

**£330,000**

Superb Moortown location - situated in this quiet cul-de-sac, this is a beautifully presented two bedroom semi-detached bungalow with west facing gardens and modifications for assistance to mobility-restricted owners. Fully UPVC double glazing and gas central heating system.

Accommodation includes hallway, open plan dining kitchen, fine lounge, shower room, ground floor bedroom. First floor loft room converted to additional bedroom. West facing rear garden with decked stage - large garden storage.

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.

## GROUND FLOOR

uPVC double glazed secure door to side leading into:

### HALL

Central heating radiator

### OPEN PLAN DINING ROOM

Comprising

### FITTED KITCHEN

10'2" x 11'5" (3.1m x 3.5m)



Range of fitted units with corresponding worktops, inset 1.5 bowl sink with mixer tap and drainer, plumbed for washing machine, plumbed for dishwasher, built in oven, hob with extractor above, cupboard housing gas-fired 'combi' central and water heating boiler, uPVC double glazed bay window overlooking rear garden.

### DINING ROOM

16'0" max x 12'5" max (4.9m max x 3.8m max )



uPVC double glazed sliding patio doors leading onto rear garden, cupboards and alcove ideal for fridge/freezer, central heating radiator column. Door to staircase leading up to second floor.

## DINING ROOM



## LOUNGE

17'8" into bay x 12'9" (5.4m into bay x 3.9m)



uPVC double glazed bay window to front. Feature brick fireplace with solid timber lintel and stone hearth with cast iron heater, central heating radiator. Entry doorway has been widened for wheelchair access.

## LOUNGE



## BEDROOM

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



uPVC double glazed bay window, central heating radiator. Entry doorway has been widened for wheelchair access.

## SHOWER ROOM

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



Wet-room modified for mobility-restrictions. Drip shower with shower rail and assisted seating, low wc, wall mounted washbasin. Fully ceramic tiled walls and floor, uPVC double glazed window, heated towel rail

## FIRST FLOOR

## BEDROOM

13'5" x 12'9" (4.1m x 3.9m)



Velux window, central heating radiator.

Note : the loft room/bedroom is accessible via a doorway immediately into a stairwell. Buyers are advised to consider the access for suitability.

## OUTSIDE



Low wall and driveway to front offering off street parking. Lawned and stocked garden with west facing aspect and composite decking.

The property benefits from a double length timber storage with two separated compartments.



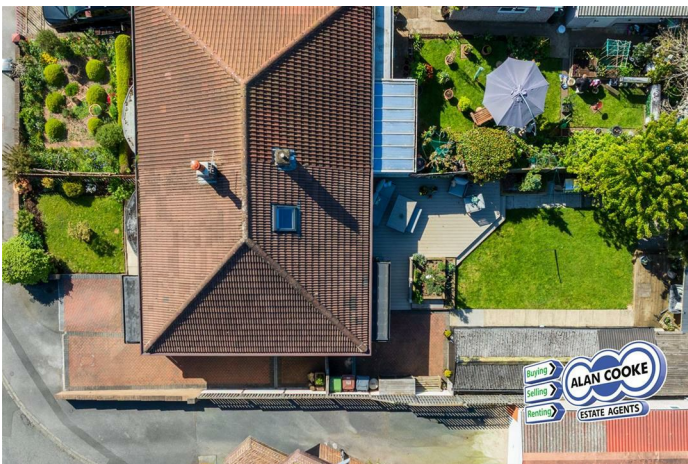
## OUTSIDE



## OUTSIDE



## OUTSIDE



## COUNCIL TAX

BAND C

## TENURE

Freehold

## DIRECTIONS



From our Moortown office on Harrogate Road, turn onto Shadwell Lane. Turn right onto High Moor Crescent. Continue until High Moor Grove is on the right.

## 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

## EPC TBC



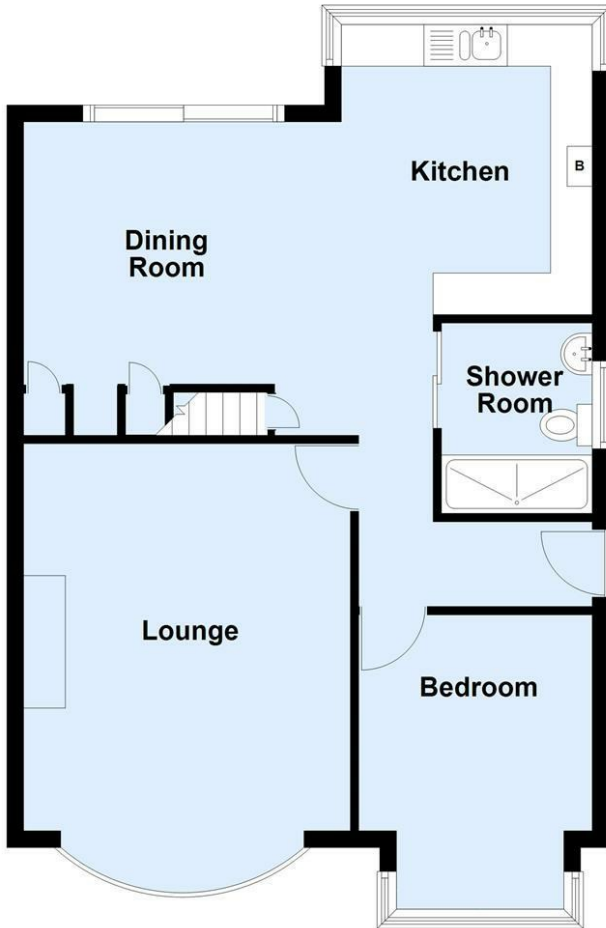
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</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. 63.9 sq. metres (687.7 sq. feet)



**First Floor**

Approx. 15.6 sq. metres (168.4 sq. feet)

