Buying Selling Renting ALAN COOKE ESTATE AGENTS

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4 Moorland Gardens, Moortown, Leeds, LS17 6JT

Chain Free £765,000

NO CHAIN -- A rare opportunity to acquire a spacious four-bedroom detached family home nestled in a quiet cul-de-sac in central Moortown. Positioned on a generous plot, the property offers excellent scope to update and personalise to suit contemporary family living. This characterful home boasts generous and well-proportioned interiors, a superb rear garden and a large breakfast kitchen perfectly suited to family life.

The accommodation includes a welcoming porch, a spacious hallway, a ground-floor WC, a lounge, a dining room and a generous breakfast kitchen. Upstairs, you'll find four versatile bedrooms and a modern bathroom. The private gardens feature an extensive lawn and mature landscaping, complemented by a long driveway leading to a detached garage.

Conveniently situated for local shops, amenities and well-regarded schools, with excellent road and bus links to Leeds city centre and North Yorkshire, this property provides an exciting opportunity to create a superb long-term family home in one of Moortown's most sought-after residential locations.

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GROUND FLOOR
Glazed door into:

PORCH
8'6" x 3'11" (2.6m x 1.2m)
Glazing to 3 sides - Secure front door with side panels into:

HALLWAY

Spacious grand hallway with timber panelling, turned staircase leading up to first floor, under-stairs storage cupboard, 2 x central heating radiators

HALLWAY

GROUND FLOOR WC
5'6" x 2'11" (1.7m x 0.9m)

Low wc, wall-mounted washbasin, uPVC double glazed window, ceramic tiled walls and floor, extractor

LOUNGE
12'9" x 15'5" into bay (3.9m x 4.7m into bay)

uPVC double glazed bay window to front, double glazed arched window to side, feature fireplace with traditional tiling, curved central heating radiator

DINING ROOM
12'9" x 15'8" into bay (3.9m x 4.8m into bay)

uPVC double glazed bay window to rear, central heating radiator

BREAKFAST KITCHEN
17'0" x 9'6" (5.2m x 2.9m)

Spacious breakfast kitchen with range of fitted units with corresponding worktops with under-unit lighting, stainless steel sink with mixer tap and drainer, built in double oven, electric hob, plumbed for washing machine, plumbed for dishwasher, gas-fired central heating boiler, uPVC double glazed windows to side and to rear with door to side, inset ceiling lighting, small pantry store, central heating radiator

BREAKFAST KITCHEN

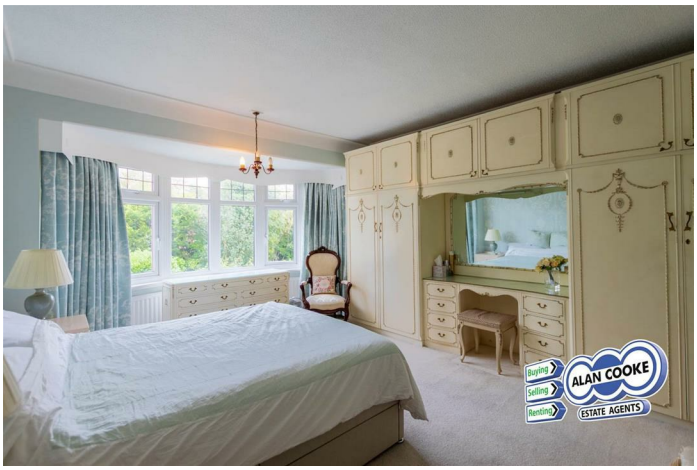
FIRST FLOOR

LANDING
Ceiling hatch access to loft, uPVC double glazed window

BEDROOM 1
12'9" x 14'9" into bay (3.9m x 4.5m into bay)

uPVC double glazed bay window to front, central heating radiator

BEDROOM 2
12'9" x 15'1" into bay (3.9m x 4.6m into bay)



uPVC double glazed bay window to rear, central heating radiator

BEDROOM 3
9'6" x 12'5" into bay (2.9m x 3.8m into bay)

uPVC double glazed bay window to front, central heating radiator

BEDROOM 4
12'9" x 15'1" into bay (3.9m x 4.6m into bay)

uPVC double glazed window to rear, central heating radiator

BATHROOM
5'6" max x 8'6" (1.7m max x 2.6m)

Fully ceramic tiled floors and walls, tiled panelled bath with shower, low wc, pedestal washbasin, heated towel rail, cupboard containing water immersion cylinder

OUTSIDE

To front: Low wall with lawned and stocked garden, driveway leading to garage.
To rear: Spacious and privately enclosed lawned and stocked rear garden with patio.

OUTSIDE

OUTSIDE

GARAGE

Detached garage with tiled roof

COUNCIL TAX
Band F

TENURE
Freehold

HOW TO GET THERE
From our Moortown office, travel south on Harrogate Road, cross over the Street Lane Junction, then turn right onto Moorland Drive. Moorland Gardens is the second on the right.

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.

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.

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

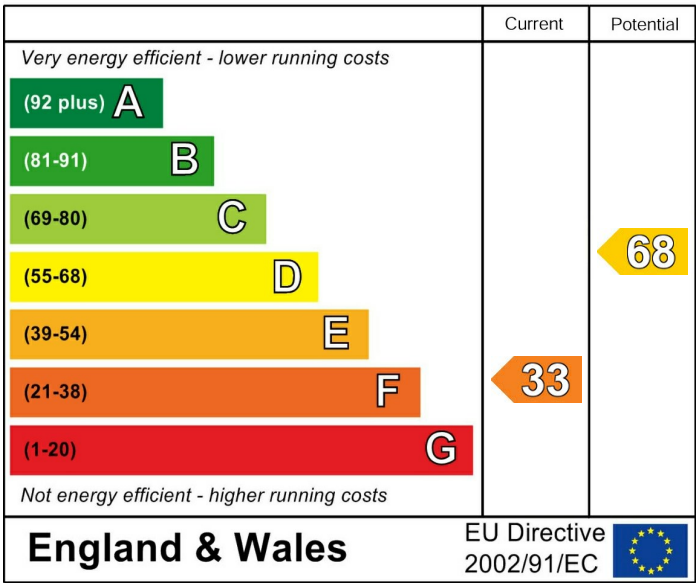
INTERNAL PHOTOGRAPHS
Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS
All measurements quoted are approximate.

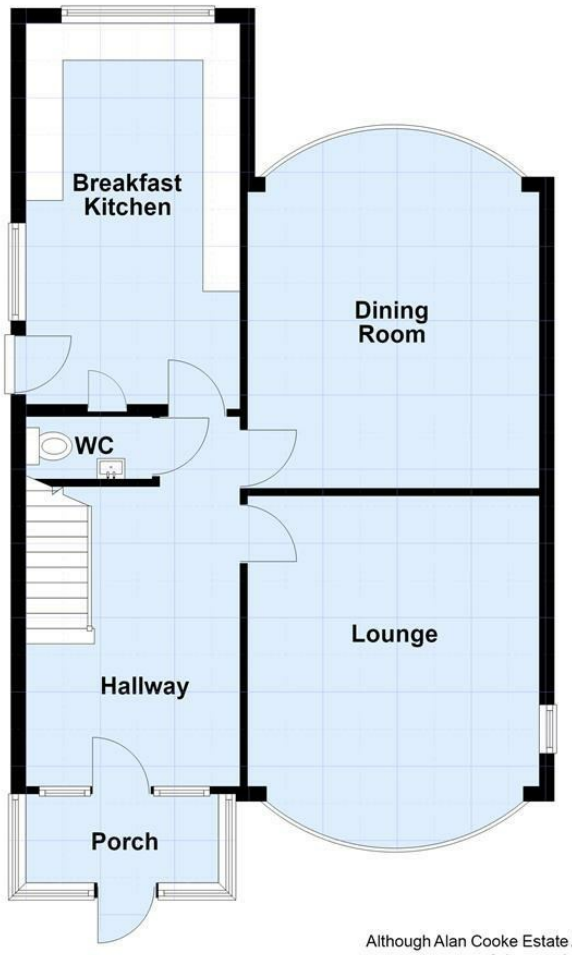
FLOORPLAN
The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd
Incorporated in England 6539351

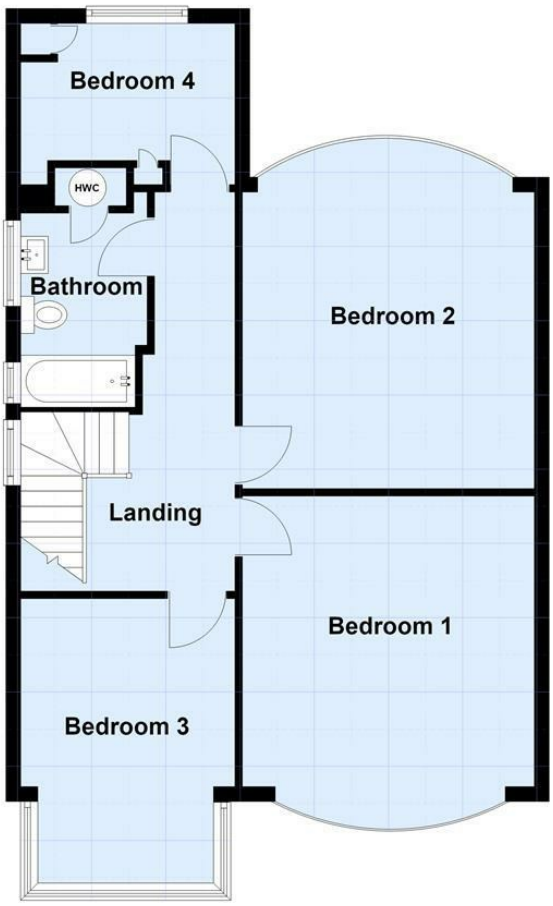
Energy Efficiency Rating



Ground Floor
Approx. 66.7 sq. metres (717.8 sq. feet)



First Floor
Approx. 65.5 sq. metres (705.0 sq. feet)



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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