



CORNERSTONE

53 Carr Manor Road, Moortown, Leeds, LS17 5AW



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53 Carr Manor Road

Guide Price £415,000

Cornerstone is delighted to offer for sale this spacious multi-generational disabled-friendly four-bedroom semi-detached family home with no onward chain. This home offers flexible living space while being near outstanding nurseries, primary schools and high schools.

This property is situated on a good size plot and benefits from a large ground-floor extension that was completed circa 2005. The ground floor extension comprises a day room, bedroom and bathroom/wet room. This property has been subtly adapted for a wheelchair user. The property has wider doors, slightly wider openings, subtle use of ramps, practical kitchen space and a ground-floor bathroom/wet room.

The property's location is excellent with easy access to Moortown, Meanwood and Chapel Allerton. These suburbs offer an array of outstanding amenities including many cafes, coffee shops, bars, restaurants and supermarkets.

Transportation links to Leeds city centre and the spa town of Harrogate are fantastic with a frequent bus service. Both centres are easily reached by car.

The local nurseries, primary and secondary schools are outstanding.

The ground floor comprises a hallway, open sitting room, dining area and kitchen. The kitchen leads into a day room, the ground floor bedroom and the bathroom/wet room.

The first floor comprises a landing with access via a pull-down ladder to the loft above, the principal bedroom, double bedroom two, bedroom three and the family bathroom.

Externally the property is positioned on a good-sized plot with a front and rear garden and a good-sized driveway. The rear garden is the perfect place to sit out in the warm summer months - having a southeast aspect with a good degree of privacy.

This really is a perfect family home and great if you require the use of a wheelchair.

Hallway

You enter the property through a black composite door - a porch is present above the front door. The hallway is decorated in a modern tone with coving to the ceiling and a fitted storage & cloak cupboard. The hallway leads to the sitting room, kitchen diner and a staircase to the first floor. A frosted double-glazed window allows natural light in and a wood effect floor is present.

Sitting Room

A commanding sitting room with a large double-glazed bay window to the front elevation. The sitting room is decorated neutrally with coving to the ceiling and a fireplace is present - creating a pleasant focal point to this room. The sitting room flows into the kitchen diner.

Open Plan Kitchen Diner

This open plan space comprises ample lower and upper-level cupboards - finished neutrally with contrasting worktops and splash backs. The kitchen utilities comprise a stainless steel sink with a drainer on a raised worktop, perfect for a wheelchair user, an integrated dishwasher, a hob with a stainless steel splashback with an extractor hood above, and an integrated oven with a side-hinged opening door. Space for a free-standing fridge freezer and space for a plumbed-in washing machine inside one of the cupboards also exists. This open-plan space benefits from inset spotlights and a double-glazed window in the kitchen. A French door opens into the day room.

Day Room

The day room is neutrally decorated with a double-glazed uPVC door that leads into the rear garden. This room also benefits from a skylight above which allows plenty of natural light in. Again, inset spotlights exist and the day room flows into the ground floor bedroom.

Ground Floor Bedroom

A spacious bedroom with a double-glazed bay window to the rear elevation with a charming view out over the rear garden. French doors open to lead into the ground floor bathroom/wet room.

Ground Floor Bathroom/Wet Room

The bathroom room comprises an electric shower, wash basin and a raised toilet. The bathroom/wet room is tiled to the walls and a frosted double-glazed window is present.

Landing

The landing leads to the three first-floor bedrooms and family bathroom. A large double-glazed window is present above the staircase which allows plenty of natural light in.

Principal Bedroom

A commanding principal bedroom with a large double-glazed bay window to the front elevation. This bedroom is neutrally decorated with fitted wardrobes and a wood effect floor.

Double Bedroom Two

A good-sized second bedroom that is predominately neutrally decorated with a feature wall and fitted wardrobes. A double-glazed window is present at the rear elevation with a great view of the rear garden.

Bedroom Three

A neutrally decorated bedroom with a double-glazed window to the front elevation with a view of the front garden and driveway.

Family Bathroom

A spacious family bathroom that comprises a corner shower cubicle, jacuzzi bath, pedestal wash basin and a toilet. The bathroom has tiled walls and two double-glazed frosted windows.

Front Garden & Driveway

The front garden comprises a large lawn with a number of planted borders. A good-sized concrete driveway that offers off-road parking. The driveway narrows to then lead down the side of the property to the rear garden through a timber gate.

Rear Garden

A fantastic and spacious rear garden that is southeast facing. The rear garden comprises a patio, lawn and a number of planted borders. An outbuilding exists which is perfect for storage. A ramp leads to a double-glazed and uPVC rear door that allows access into the day room.

Important Information

TENURE - FREEHOLD.

Council Tax Band C with an Improvement Indicator.

No onward chain.

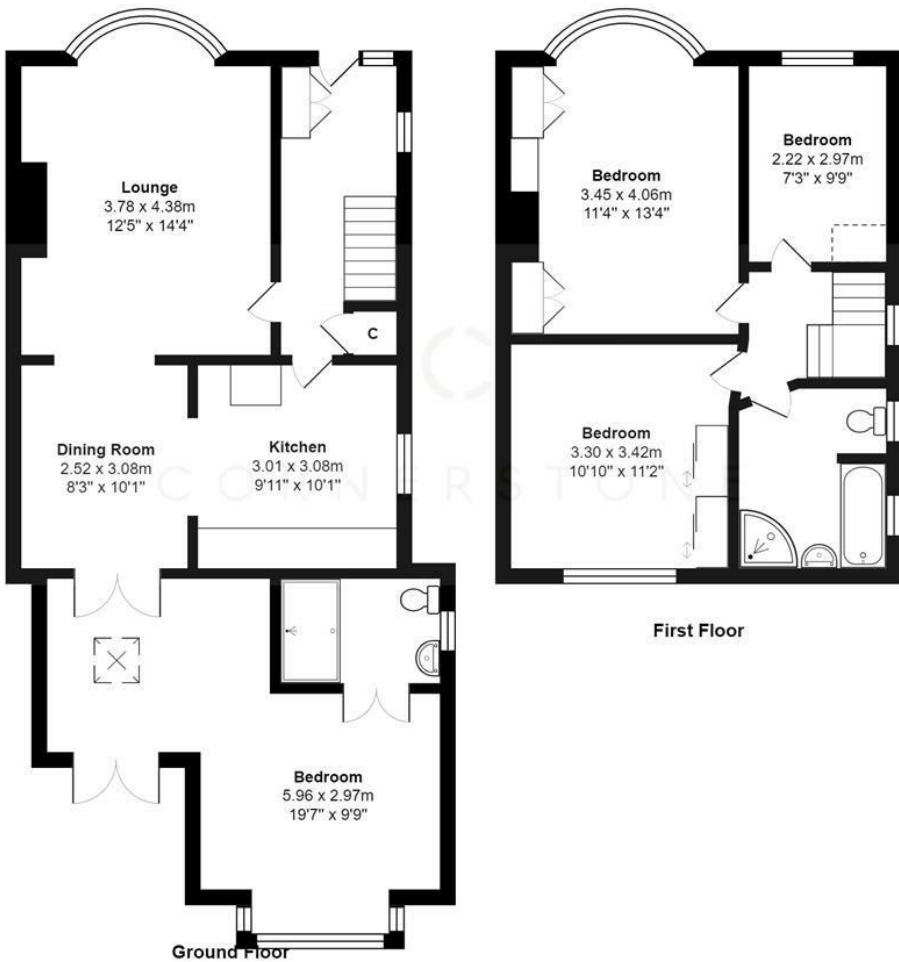
1. Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - Purchasers will be asked to produce original or certified identification and evidence of address documentation. We carry out an electronic anti-money laundering checks on all buyers. We use a risk-based approach to determine the level of detail we apply when looking at each individual purchaser. Therefore, we may require additional documentation or information. If you conclude a sale subject to contract, you understand we shall carry out electronic anti-money laundering checks. This is not a credit check and will not affect your credit file but may show on your credit search file.

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.





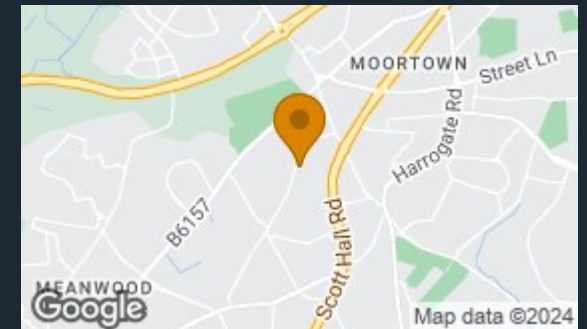
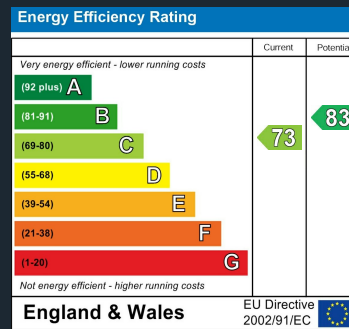
Total Area: 114.1 m² ... 1228 ft²

All measurements are approximate and for display purposes only

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Estate Agents nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
Leeds City Council

Council Tax Band
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Cornerstone Sales
13 Stonegate Road
Leeds
West Yorkshire
LS6 4HZ

Contact
0113 2745360
office@cornerstoneleeds.co.uk
www.cornerstoneleeds.co.uk