

# 22 Wynccliffe Gardens, Moortown, Leeds, LS17 6HB









# 22 Wynccliffe Gardens

## Guide Price £410,000

The first viewings are on Saturday, 15th March 2025.

A stunning three-bedroom semi-detached home in this fantastic location of Moortown, North Leeds.

We are delighted to offer for sale this well-presented, stylish and spacious three-bedroom semi-detached property with a beautiful open-plan kitchen dining and living area that has bi-fold doors that lead out into the rear garden.

Located in the popular suburb of Moortown. This property is a moment's walk to Moortown High Street on Harrogate Road. Chapel Allerton can also be reached with ease, just south down Harrogate Road.

This beautiful home's desirable and well-known location, combined with its stylish finish, will make it very popular.

This home is surrounded by great local schools, including the outstanding Moortown Primary School. Local transport links are frequent and provide easy access to Leeds city centre, the surrounding suburbs, and parks.

The property comprises the ground floor, a spacious hallway, a sitting room, an open-plan kitchen, and a dining/living room with bi-fold doors that lead out into the rear garden. A handy concealed ground-floor utility room/W.C. is accessed from the open-plan kitchen area.

The first floor comprises a landing, two double bedrooms, a third bedroom/office and a lovely house bathroom.

Externally, the property has a large parking area to the front, timber gates open to lead down a driveway to a detached garage and the rear garden.

We look forward to showing you around this brilliant home.

### Hallway

You enter the property through a black composite door into a good-sized hallway finished in modern tones. The hallway has a dado rail, coving to the ceiling, and an arched feature window. It also has a concealed storage cupboard, perfect for cloaks and shoes. The hallway leads to the sitting room, the open-plan kitchen, dining, and living area, and a staircase leads to the first-floor landing.

### Sitting Room

A beautifully appointed and finished sitting room that boasts two cupboards and alcoves to both sides of the chimney breast. The walls are finished with stylish panelling, coving to the ceiling and a large double-glazed window to the front elevation.



### Open-Plan Kitchen, Dining & Living room

A truly stunning open-plan space that is finished neutrally with bi-folds to the rear elevation with skylight windows above. The kitchen has Quartz worktops with plenty of cupboard space. The kitchen utilities comprise an inset sink with drainage grooves cut into the worktop and a mixer tap above with a flexible hose, an integrated oven, an induction hob, an integrated fridge freezer, and an integrated dishwasher. A cupboard door opens to lead into the utility room & W.C. This open-plan space has plenty of storage and is perfect for entertaining or enjoying some family time. The bi-fold doors open out onto a lovely patio, and a feature window from the kitchen also offers a good view down the garden.

### Utility Room/W.C.

This room offers space for a washing machine and space for a tumble dryer. It has a toilet and a sink. It also houses the property's boiler.

### Landing

A neutrally decorated landing with a double-glazed window above the staircase. The landing leads to the three bedrooms and the house bathroom.

### Principal Bedroom

A stylish bedroom with fitted wardrobes. The decor is finished in modern tones, and a double-glazed window exists to the front elevation.

### Double Bedroom Two

A spacious bedroom that is finished in modern tones with a fitted wardrobe and a double-glazed window to the rear elevation.

### Bedroom Three

Bedroom three is currently used as an office/study. It is finished in a stylish tone and has a double-glazed window to the front elevation.

### House Bathroom

A partially tiled house bathroom comprises a bath with a rain dance shower head above, a second flexible shower hose and a wash basin above a vanity cupboard and a toilet. A frosted double-glazed window is present.

### Driveway

The front of the property offers plenty of space for off-road parking. Timber gates open to lead up a driveway past the side of the house to a detached garage and the rear garden.

### Detached Garage

A detached garage is accessed by double doors.

### Rear Garden

The rear garden boasts a patio and a lawn. Please note the lawn has been rendered/computer-generated because the vendors are having a new lawn laid before viewings take place.

### Important Information

TENURE - FREEHOLD.

Council Tax Band C.

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 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.





Total Area: 106.7 m<sup>2</sup> ... 1149 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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.

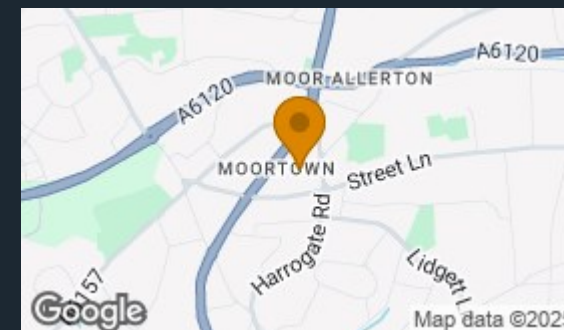
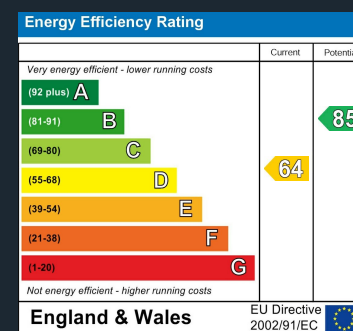
3. Measurements: These approximate room sizes are only intended as general guidance.

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

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 Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

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