



CORNERSTONE

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



2 x  | 3 x  | 2 x  | 2 x  | C 





# 20 Wynccliffe Gardens

## Guide Price £495,000

First Viewings: Saturday, 26th April 2025 - No Onward Chain – Viewing Highly Recommended - A Stunning Extended Three-Bedroom Semi-Detached Family Home with a Spacious Garden Room in the Sought-After Suburb of Moortown, North Leeds.

We are thrilled to bring to market this beautifully presented, extended three-bedroom semi-detached home in the ever-popular Moortown area of North Leeds. This stylish and spacious property offers contemporary open-plan living, a luxurious finish throughout, and a large, versatile garden room – all with no onward chain.

**Perfectly Positioned** - Situated just moments from Moortown High Street on Harrogate Road and within easy reach of vibrant Chapel Allerton, this home benefits from a fantastic location. Moortown is well known for its excellent schools, including the outstanding Moortown Primary School, as well as frequent transport links to Leeds city centre and surrounding suburbs.

**Ground Floor** - Step through the porch, which is perfect for coats and shoes, and then you open a charming timber and stained-glass leaded light door into the welcoming hallway. The light and airy sitting room boasts a large bay window, a feature fireplace and bespoke built-in storage units. To the rear, the heart of the home is the breathtaking open-plan kitchen/diner, completed in 2018. This space is flooded with natural light thanks to a huge roof light and bi-fold doors with internal blinds that open onto the rear garden, creating seamless indoor-outdoor living. The kitchen features: A large island and extensive cupboard space. Stunning bespoke concrete worktops and smoked mirrored glass splashback. Miele appliances: two integrated electric ovens, steam oven, microwave, induction hob and pop-up extractor. Two Smeg dishwashers, two wine coolers and a full-height integrated fridge and a full-height freezer. Engineered oak flooring with wet underfloor heating throughout the open plan kitchen and dining area.

Also on the ground floor is a separate utility room with space for a washing machine and dryer, along with a convenient shower with a rain dance shower and a toilet.

**First Floor** - Upstairs, you'll find two generous double bedrooms and a third bedroom ideal as a home office or nursery. The luxurious family bathroom includes: Electric underfloor heating. Freestanding claw-foot roll-top bath with floor-mounted taps and a shower hose. Twin wash basins set on a sleek vanity unit.

**Outside Space** - To the front, a gated block-paved driveway provides off-road parking. A second gate leads down the side of the property to the beautifully maintained rear garden and the detached garden room.

**The Garden Room** - This large, modern and flexible space offers incredible potential as a home office, gym, games room, bar or additional living area. It features: Bi-fold doors with internal blinds. Raised desk/worktop space. Separate W.C. A Separate Store room. Heating for year-round use.

The garden itself is laid to lawn and flows seamlessly from the open-plan kitchen through the bi-fold doors – perfect for entertaining and family life.

**Summary** - A truly stunning, move-in-ready family home in one of North Leeds' most desirable suburbs. With no onward chain, high-spec finish, versatile living spaces and a prime location close to excellent schools and amenities, viewing is highly recommended.

We look forward to welcoming you to this exceptional home on Saturday, 26th April.

### Important Information

TENURE - FREEHOLD.

Council Tax Band C.

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 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.

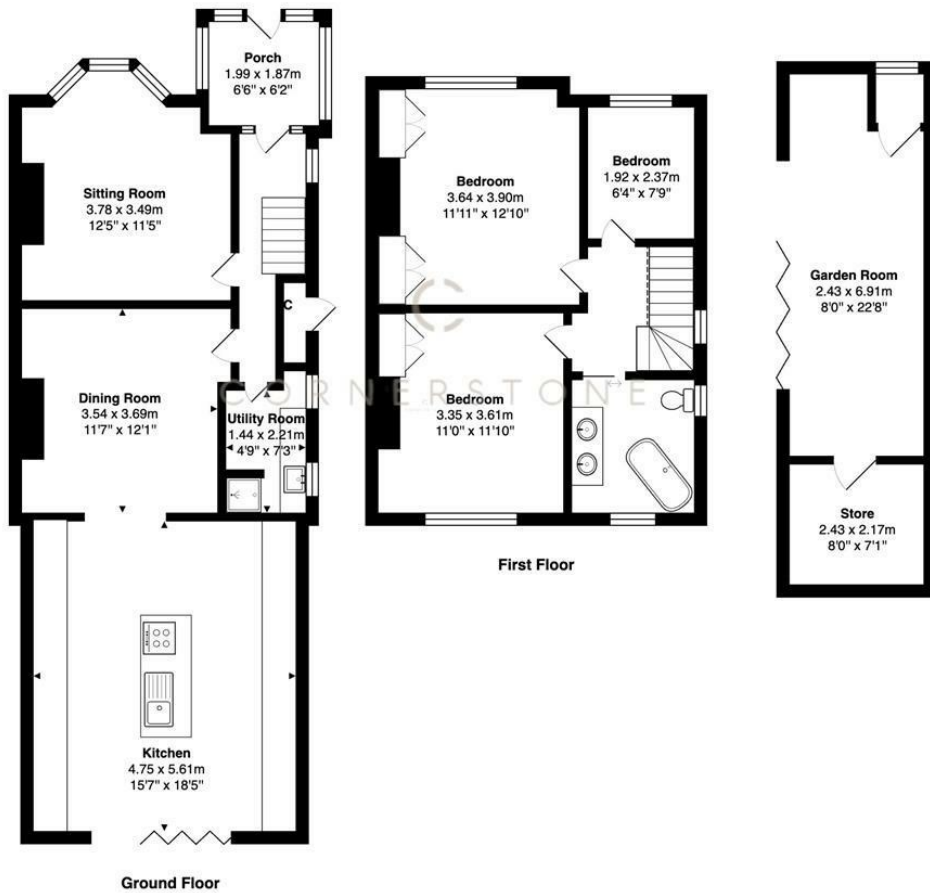
2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office, and we will be happy to check where we reasonably can.

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

4. Services: Please note 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.



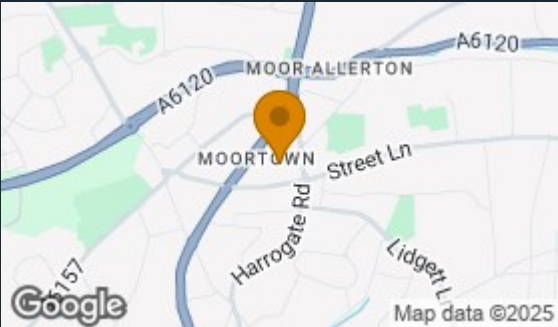
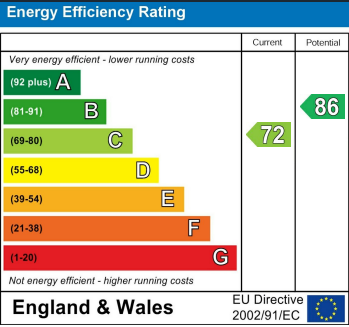


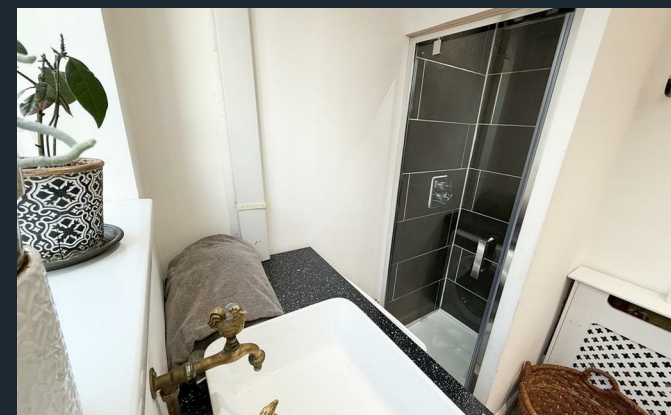
Total Area: 134.7 m² ... 1449 ft²

All measurements are approximate and for display purposes only

Local Authority  
Leeds City Council

Council Tax Band  
C





Cornerstone Lettings  
13 Stonegate Road  
Leeds  
West Yorkshire  
LS6 4HZ

Contact  
0113 2745360  
[office@cornerstoneleeds.co.uk](mailto:office@cornerstoneleeds.co.uk)  
[www.cornerstoneleeds.co.uk](http://www.cornerstoneleeds.co.uk)