



Moor Avenue | Stanley | WF3 4EJ

£250,000

Three bedroom detached | Council Tax Band C | EPC Rating D

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ENVIABLE LOCATION. TUCKED AWAY CUL DE SAC POSITION. NO CHAIN. RARE OPPORTUNITY.

A lovely home which holds significant potential for those willing to modernise. The home comprises three well-proportioned bedrooms, a single bathroom to the ground floor level, a kitchen/diner, and a reception room. Though it needs modernising, it provides an excellent canvas for potential buyers to create their dream home.

One of the standout features of this property is its location. It is conveniently situated close to efficient public transport links, ensuring easy commutes. Additionally, the home is within close proximity to local amenities. Situated near green spaces, it offers a serene and tranquil environment that is sure to please nature lovers. Add to that a strong local community, and you have an ideal setting for a comfortable lifestyle.

The property also boasts some unique features. A single integral garage and ample parking space to the drive alleviate any concerns about vehicle storage or security. Furthermore, the property comes with a garden and with a corner plot, providing a private outdoor space to enjoy the fresh air, entertain guests, or let your children play safely.

Tucked away in a quiet corner, this property offers the best of both worlds - the peace and quiet of a secluded home and the convenience of urban living. While it requires modernisation, the potential it holds is immense. With its strategic location and unique features, it is an opportunity not to be missed for those willing to transform it into their perfect home.

Ground Floor

Entrance Hall

Entrance door, PVCu double glazed window, double panel central heating radiator, stairs to first floor with cupboard under and doors to bathroom and lounge.

Bathroom 1.83m x 2.26m (6'0" x 7'5")

Comprising a straight panelled bath, shower over, pedestal wash hand basin and low flush WC. PVCu double glazed frosted window, radiator and partly tiled.

Lounge 4.52m x 3.71m (14'10" x 12'2")

Focal brick fireplace, PVCu double glazed window to front aspect, double panel central heating radiator, laminate flooring and sliding doors to kitchen/diner.

Kitchen/Diner 2.44m x 6.10m (8'0" x 20'0")

Having a range of wall and base units with coordinating worksurfaces and splashback tiling. One and half bowl sink and drainer with mixer tap, plumbing for washing machine and space for tumble dryer. Point for gas cooker and under counter space for fridge and freezer. PVCu double glazed window to rear with further window to rear from dining area, radiator and side entrance door.

First Floor

Landing

PVCu double glazed window to side aspect, loft hatch and doors to bedrooms.

Bedroom 3.02m x 4.06m (9'11" x 13'4")

PVCu double glazed window to front aspect and radiator beneath.

Bedroom 3.00m x 3.40m (9'10" x 11'2")

PVCu double glazed window to rear aspect and radiator beneath.

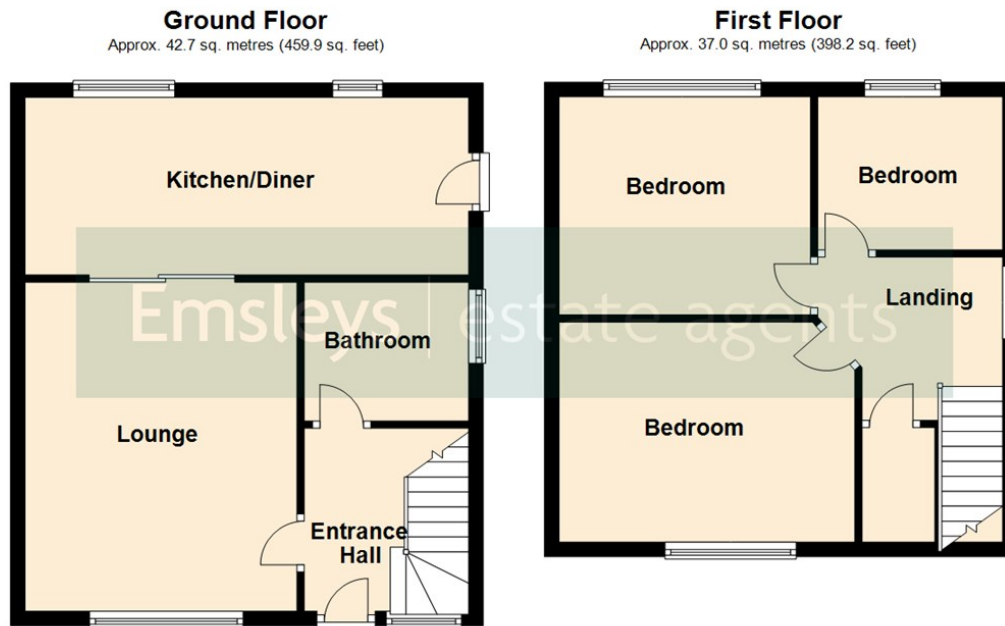
Bedroom 2.10m x 2.54m (6'11" x 8'4")

PVCu double glazed window to rear aspect and radiator beneath.

Exterior

To the front is a pea gravel drive accessing a single garage, a well enclosed lawn garden with an array of flowers. Due to having the luxury end plot there is also a large side enclosed flagged garden area which is potentially ripe for extending (subject to planning consents) and leads to the rear private garden, which is low maintenance with pea gravel and greenhouse behind the garage with access door.





Total area: approx. 79.7 sq. metres (858.1 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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