



11 MOORLAND RISE
LEEDS, LS17 6HZ

£450,000
FREEHOLD

****PRIME LOCATION**** Monroe is excited to offer this fabulous three-bedroom semi-detached family home which has a modern and contemporary finish.

MONROE

SELLERS OF THE FINEST HOMES

11 MOORLAND RISE

- Three-bedroom family house
- Fitted kitchen
- Feature fireplace
- Modern house bathroom
- South facing rear garden
- Spacious driveway
- Garage
- Fabulous location
- Great travel links
- Excellent school catchment



11 Moorland Rise

Welcome to Moorland Rise. This beautifully presented three-bedroom, semi-detached property is superbly situated near Street Lane and Moortown Corner, with convenient access to the Ring Road A6120 and Harrogate Road A61. The property spans 1223 square feet of living space, making it an ideal home for first-time buyers or a young family.

A generous entrance hallway leads to an impressive modern kitchen with integrated appliances, including a Smeg cooker. A cosy living room boasts a stunning feature fireplace, and the conservatory serves as an elegant formal dining room.

The first-floor features two superb double bedrooms, one boasting fitted storage, and a generous single bedroom. Additionally, there is a modern well-appointed house bathroom and an additional WC.

At the back of the property, there is a beautifully secluded and landscaped south facing garden, featuring a spacious patio that is perfect for hosting family gatherings.

The front of the property boasts excellent frontage with a spacious driveway and garage access.

REASONS TO BUY

- Three-bedroom family home
- Fitted kitchen
- Feature fireplace
- Modern house bathroom
- South facing rear garden
- Spacious driveway
- Garage
- Fabulous location
- Great travel links
- Excellent school catchment

ENVIRONS

This home is situated in Moortown, LS17 and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city centre and Ring Road.

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

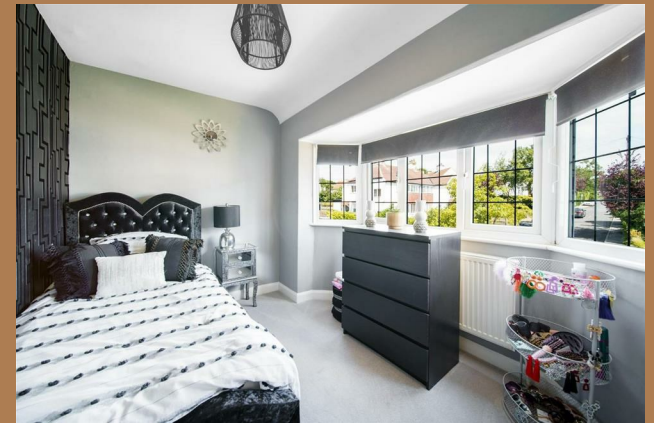
TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent, Monroe Estate Agents.

11 MOORLAND RISE





11 MOORLAND RISE

ADDITIONAL INFORMATION

Local Authority – Leeds City Council

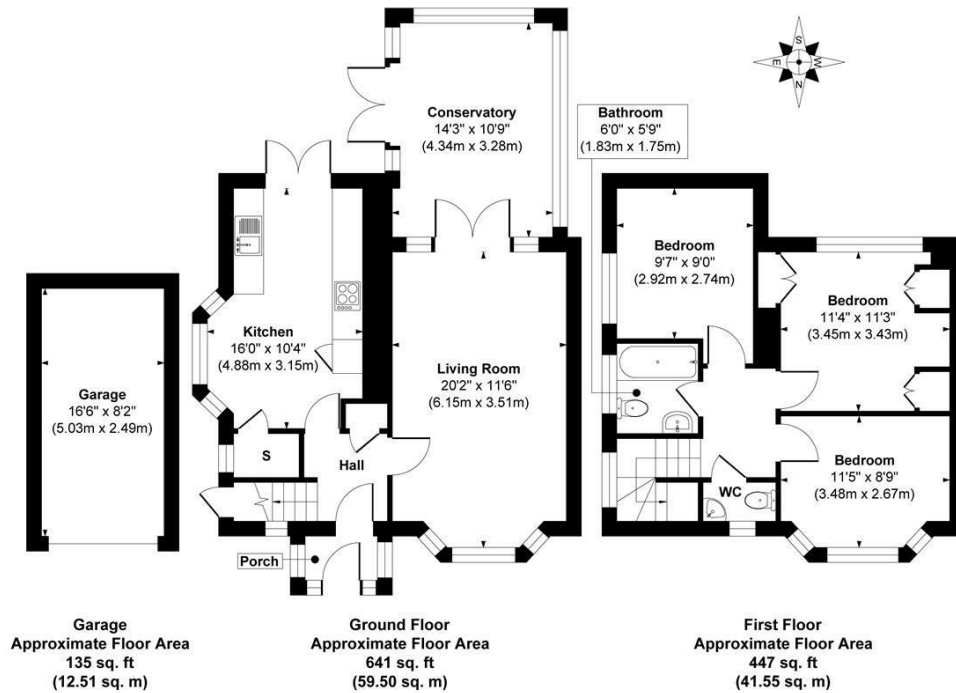
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1223.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 1223 sq. ft / 113.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Zenith Creations



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Alwoodley Sales
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 870 4443
hello@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES