



6 Broomhill Crescent, Moortown, LS17 6HF



Key Features

- Detached family home
- Many period features
- Modern fitted kitchen with arch to dining area
- Two further reception rooms
- Five bedrooms
- Two shower rooms
- Gated driveway with detached garage
- Gardens to front and rear
- Cul-de-sac position
- Conveniently located for Moortown corner



*A spacious and characterful period home with fantastic potential,
nestled in a prime cul-de-sac location.*





Positioned in a quiet cul-de-sac in the heart of sought-after Moortown, 6 Broomhill Crescent is a detached five bedroom family home that offers generous proportions, period charm, and an exciting opportunity to make your own.

Full of character and original features, from high ceilings and large bay windows to decorative details that reflect the home's rich history, this elegant property has all the hallmarks of a classic Moortown residence. Whilst some updating is required internally, the space and structure are already in place to create a truly stunning family home.

Stepping through the front door, you're welcomed by a grand entrance hallway that sets the tone for the rest of the house. The ground floor offers a wealth of space, including a spacious new modern kitchen with dining area, two further reception rooms and downstairs w.c.

To the first floor are four well-proportioned bedrooms along with a separate house shower room. To the second floor is the fifth bedroom, alongside a spacious versatile space, brimming with potential and ideal for transforming into a luxurious principal suite, guest suite, children's playroom, gaming den or even a home cinema. There is a further shower room to the second floor. The flexible layout provides ample accommodation for growing families, guests, or home working.

Outside, the home is complimented by pleasant gardens to both the front and rear and offers plenty of space for outdoor enjoyment. A private gated driveway leads to a detached garage, providing additional storage or parking.

Situated just a short walk from Moortown's thriving café culture, independent shops, excellent schools, and convenient transport links this is a rare opportunity to breathe new life into a beautiful period home in a fantastic location.

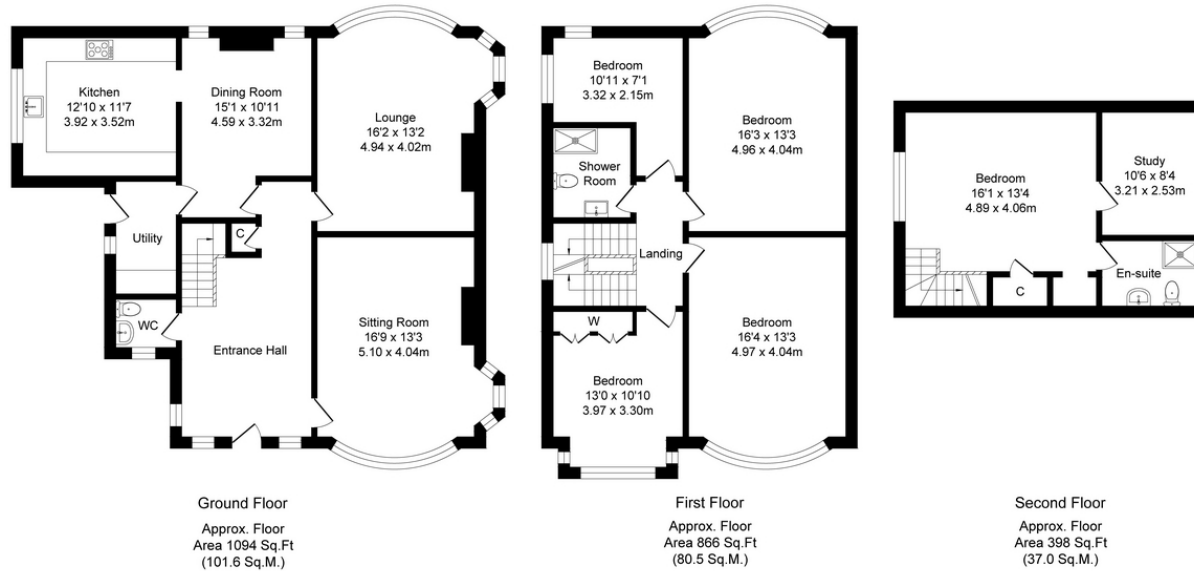
SERVICES: We are advised that the property has mains water, electricity, drainage and gas.

N.B. The property has undergone some structural repair work in 2024. Paperwork can be provided.



Broomhill Crescent, Moortown
Total Approx. Floor Area 2358 Sq.ft. (219.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

