



6 The Willows, Moortown, LS17 6LB



Key Features

- A beautifully extended family home
- Stunning open plan living/dining kitchen
- High quality integrated appliances
- Bifold doors & two roof lanterns
- Bespoke media wall and units throughout
- Three double bedrooms with bay windows
- Modern four piece bathroom
- Outbuilding with office & gym
- South facing enclosed rear garden
- Fantastic location for the amenities of Street Lane



Set in a cul-de-sac of just six properties off Street Lane in Moortown, this three bedroom property has been substantially extended to create the most stunning living space.





This beautiful three double bedroom semi detached property is set in a cul-de-sac of just six properties, off Street Lane, in the popular suburb of Moortown.

The property is accessed via an impressive hallway, with hardwood flooring and recently fitted panelling and banister, which leads to a guest W.C. To the front is the tastefully decorated living room, which is flooded with natural light from the bay window, with recently fitted panelling, bespoke shutters and fitted cupboards and a feature fireplace.

To the rear of the property is the most wonderful open plan living/dining kitchen with the continuation of hardwood flooring running throughout. The kitchen area is also flooded with natural light with two roof lanterns and Bifold doors, with inbuilt blinds, leading to the rear garden. There is a useful utility room with a sink, space for a washing machine and tumble dryer and a door leading to the driveway.

The kitchen is fitted with contemporary German units with a generous central island. There are a range of integrated appliances including a Bora induction hob with downdraft extractor, AEG full height fridge and freezer, Miele steam oven, microwave, oven, two warming drawers and a Quooker boiling water tap. The central area offers ample and perfect space for a generous dining table. The rear lounge area features a bay window, beautiful panelling and a bespoke media wall unit.

To the first floor and three double bedrooms, all of which have bay windows and have been recently carpeted. The front bedroom boasts a full wall of newly fitted high quality wardrobes and the third bedroom is currently used as a dressing room/office. The modern family bathroom is fully tiled and offers a bath, separate shower, a sink with built in storage and W.C.

The property is approached via a block paved driveway with a path to the rear south facing garden. The garden has been designed as a low maintenance space with a generous paved patio off the kitchen, ideal for outdoor entertaining. The garden is fully enclosed and there is a detached insulated outbuilding which comprises two rooms, one used as a gym and one as an office.

The property is ideally positioned close to an array of amenities at Moortown Corner including shops, vibrant bars, restaurants and cafés. Families benefit from good local schools and access to fantastic sporting facilities including the David Lloyd Leisure Centre and several top golf courses. Roundhay Park is only a few minutes away where there are many recreational amenities including parkland walks, children's playgrounds, tennis courts, a cricket club, bowls, Canal Gardens and Tropical World. Commuters will appreciate the excellent transport links to Leeds City Centre and surrounding areas, along with easy access to the Ring Road.

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



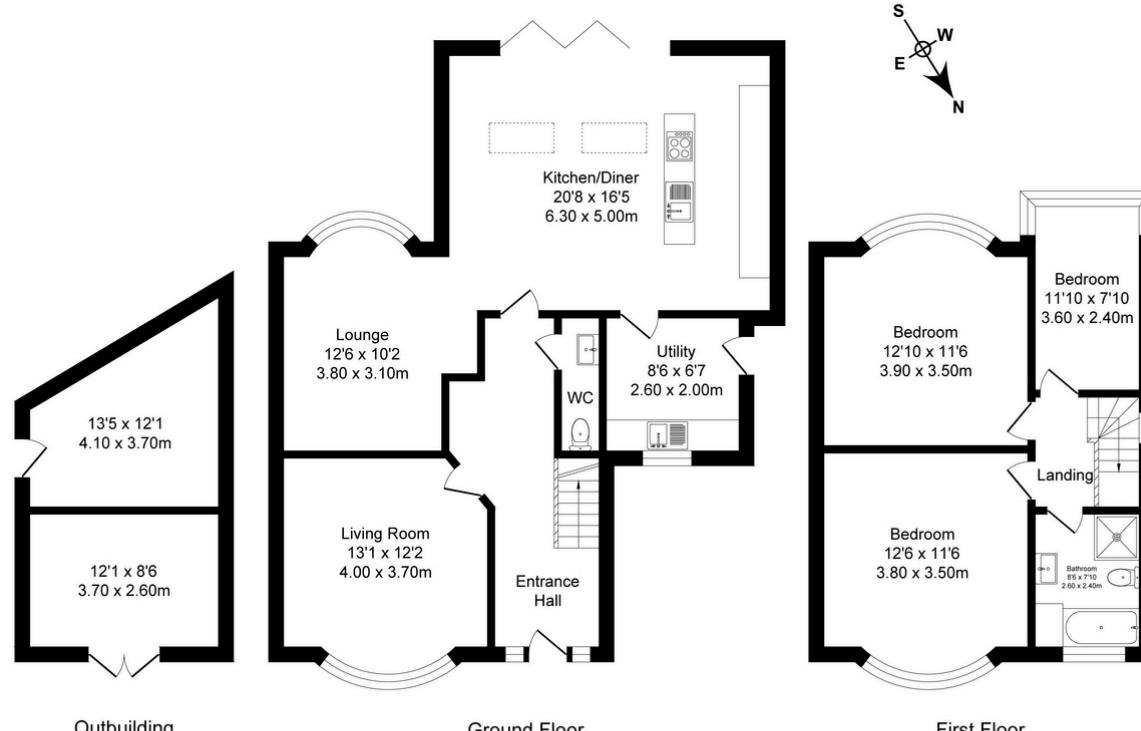
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Total Approx. Floor Area 1696 Sq.ft. (157.6 Sq.M.)

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			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	75
EU Directive 2010/31/EU			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		52	68
EU Directive 2010/31/EU			



Tenure Type: Freehold

Council Tax Band: C

Council Authority: Leeds City Council

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.