



Moresdale Lane, Leeds LS14 6SY



welcome to

Moresdale Lane, Leeds

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This well-designed two-storey semi-detached home offers a practical and inviting layout ideal for modern family living. Upon entering, you're welcomed into a hallway that leads into a spacious lounge, perfect for relaxing or entertaining. The lounge flows seamlessly into a contemporary open-plan kitchen/diner at the rear of the property, offering ample space for cooking, dining, and socialising, with direct access to the garden. Upstairs, the first floor features a central landing that connects three bedrooms and a family bathroom.

Planning permission is in place for a rear and side extension, valid until March 2026, offering an exciting opportunity to further enhance the home.

Ground Floor

Lounge

13' 8" MAX x 13' 3" MAX (4.17m MAX x 4.04m MAX)

Kitchen/Diner

17' 1" MAX x 7' 9" MAX (5.21m MAX x 2.36m MAX)

First Floor

Bedroom One

9' 8" MAX x 13' 1" MAX (2.95m MAX x 3.99m MAX)

Bedroom Two

8' 10" MAX x 8' 3" MAX (2.69m MAX x 2.51m MAX)

Bedroom Three

6' 9" MAX x 10' 1" MAX (2.06m MAX x 3.07m MAX)

Bathroom



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welcome to

Moresdale Lane, Leeds

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN OPEN-PLAN KITCHEN/DINER
- SPACIOUS REAR GARDEN
- IDEAL FOR FIRST-TIME BUYERS OR FAMILIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110812 - 0002

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