



2 Moorland Grove, Moortown
£350,000

ALAN COOKE
SALES & LETTINGS

SOLD WITHOUT CHAIN - QUIET CUL DE SAC LOCATION WITHIN WALKING DISTANCE OF MOORTOWN CORNER AND WITHIN CATCHMENT AREA TO OUTSTANDING PRIMARY & SECONDARY SCHOOLS - OPEN PLAN, CONTEMPORARY DINING KITCHEN - SPACIOUS SEPARATE LIVING ROOM - THREE WELL PROPORTIONED BEDROOMS (TWO OF WHICH ARE LARGE DOUBLES). HOUSE BATHROOM WITH BATH WITH SHOWER ABOVE. THERE IS A DRIVEWAY OFFERING OFF STREET PARKING AS WELL AS A DETACHED GARAGE. THE GARDEN HAS A DINING PATIO AREA AND IS FULLY ENCLOSED. THERE IS ALSO A LAWNED FRONT GARDEN

This spacious three bedroom semi detached property is an excellent family home. With gas central heating and Upvc double glazing. Briefly comprising: Entrance hall, spacious living room with feature fire place, large, modern open plan dining kitchen with sliding doors to the rear garden and garden access to the side. To the first floor are three well proportioned bedrooms (two doubles and a single) the house bathroom has a white suite with bath and shower above.

Area Guide

Properties do not come up on this street often so this property is a rare gem. An internal viewing is essential to fully appreciate this stunning family home.

Situated in one of North Leeds' most sought after suburbs just off of Street Lane and King Lane, this

property is superbly located and within the catchment area for some outstanding primary and high schools. In terms of location, this generously extended property is nicely tucked away on a peaceful cul-de-sac and is conveniently nestled within walking distance of both Chapel Allerton and Moortown's amenities so that any new owner would have an array of shops, cafes and restaurants on the doorstep.

For those looking to enjoy the stunning scenery that North Leeds has to offer, it is just a short distance from Roundhay Park, Harewood and Eccup Reservoir, as well as being on the doorstep of the Yorkshire Dales. If being close to exceptional sport and leisure facilities is important to you, this property is just a five minute walk away from the popular David Lloyd Club which offers gym facilities alongside a spa, pool and tennis courts. There are multiple options for excellent golf courses all within just a few miles of the property. Additionally, there are excellent transport links at the end of the road, of which the choice are plentiful and the property also offers easy access to Harrogate, Leeds City Centre and surrounding areas.

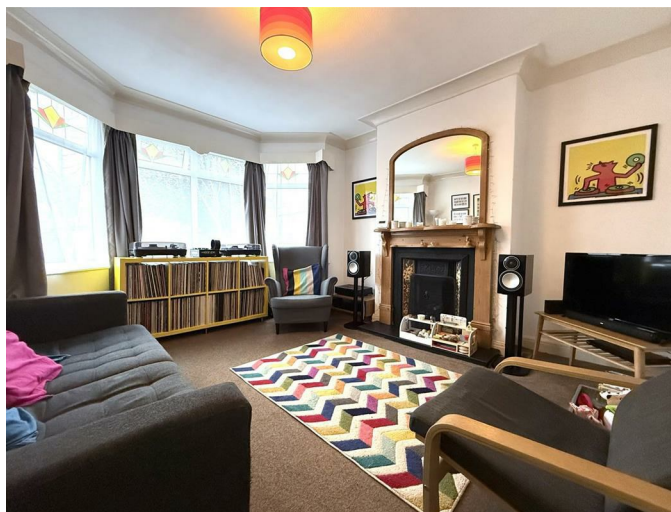


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The parking at the property is driveway and garage

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

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Freehold

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NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

The property is standard construction

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS
COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

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There is not a water meter in the property

