



26 High Moor Crescent, Moortown  
£289,995

**ALAN COOKE**  
SALES & LETTINGS



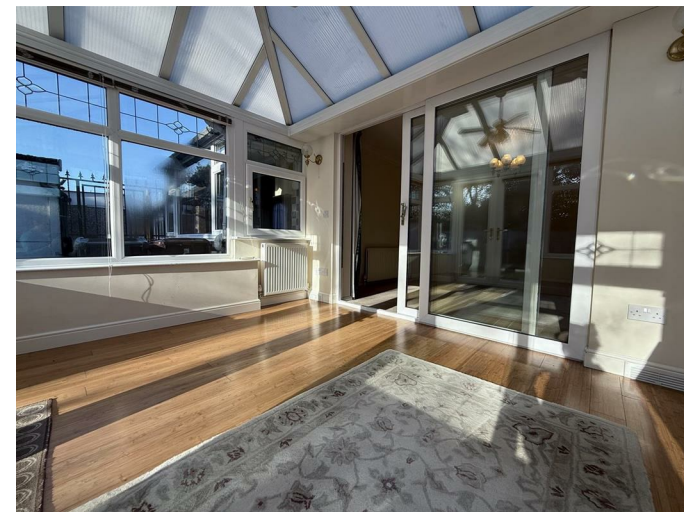
NO ONWARD CHAIN - EXCELLENT LOCATION - TWO BEDROOMS - OFF STREET PARKING - CONSERVATORY - LIVING ROOM WITH DINING AREA - BREAKFAST KITCHEN - FULLY ENCLOSED SOUTH EAST FACING GARDEN - GARAGE - POTENTIAL FOR EXTENDING\*

In this popular location in central Moortown this two bedroom bungalow has a private, enclosed rear garden which is South East facing. With gas central heating the property briefly comprises: Fitted kitchen overlooking the garden, bathroom with shower, double bedroom with extensive built in wardrobes and fitted furniture, bedroom two which is also a double. The living room is an excellent size and opens onto the conservatory. Garage, driveway providing off street parking. EPC RATING C - \*Subject to appropriate planning permission

#### AREA GUIDE

In this quiet street in the heart of Moortown, the property has the benefit of being within walking distance of the shopping facilities at Moortown and the numerous bars and eateries on Street Lane and Moortown corner.

David Lloyd Leisure Club and numerous championship quality golf courses are also within the vicinity. The property is close to several North Leeds golf clubs and is served by excellent commuting links to Leeds city centre, Harrogate, York or the Motorway network to London.





15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

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Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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#### **PARKING**

The parking at the property is a driveway and garage

#### **EPC RATING**

C

#### **EPC**

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

#### **TENURE**

Freehold

#### **COUNCIL TAX BAND**

C

#### **FIXTURES AND FITTINGS**

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.

#### **PROPERTY CONSTRUCTION**

The property is standard construction

#### **FLOORPLANS**

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**

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.

#### **MOBILE SIGNAL/BROADBAND COVERAGE**

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

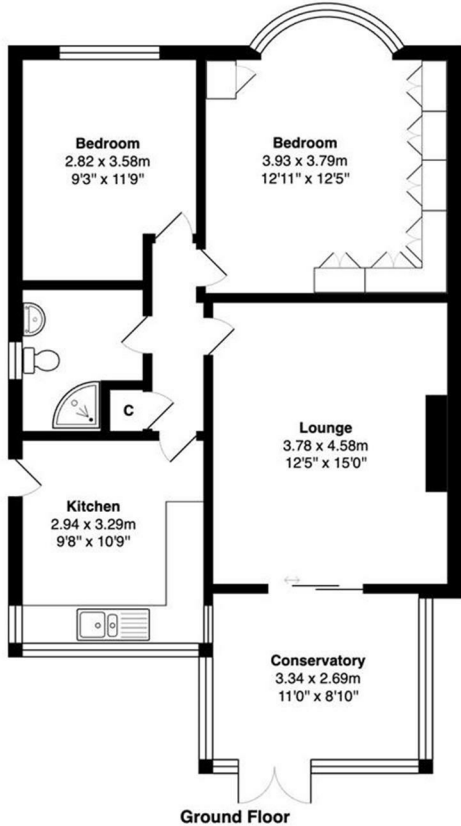
<https://checker.ofcom.org.uk/>

#### **COMPANY INFO**

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration



Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	