



492 Street Lane, Moortown, Leeds, LS17 6HA

Chain Free £495,000

NO CHAIN - Conveniently located in central Moortown, this is a generously extended, well-maintained four bedroom semi-detached family house with open plan breakfast kitchen and extended family room. Fully uPVC double glazed and gas central heating system, EPC rating D.

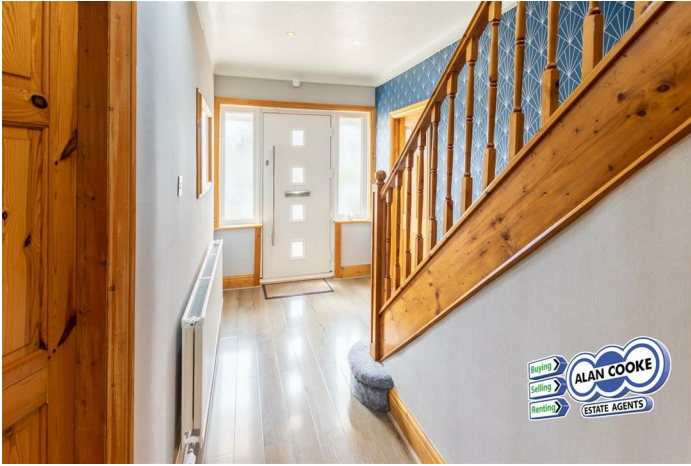
Accommodation includes an entrance hall, lounge, extended dining/sitting room overlooking the rear garden, spacious modern fitted breakfast kitchen, utility room, ground floor shower/WC and versatile ground floor office. First floor landing, four generous sized bedrooms, bathroom, separate WC, paved driveway for off-street parking for multiple cars, spacious lawn and stocked garden to the rear with decked stage.

The property is well located on Street Lane between Scott Hall Road and Harrogate Road offering great access to local shops and supermarkets including M&S, Waitrose and Sainsbury's and many independent shops, post office, GPs, opticians, dentists, chemists, cafes and restaurants. With fine schools for all ages nearby, the property also benefits from great travel links including the No 36 bus route from Leeds to North Yorkshire, easy commute to Leeds city centre and Roundhay Park is a short distance away.

GROUND FLOOR

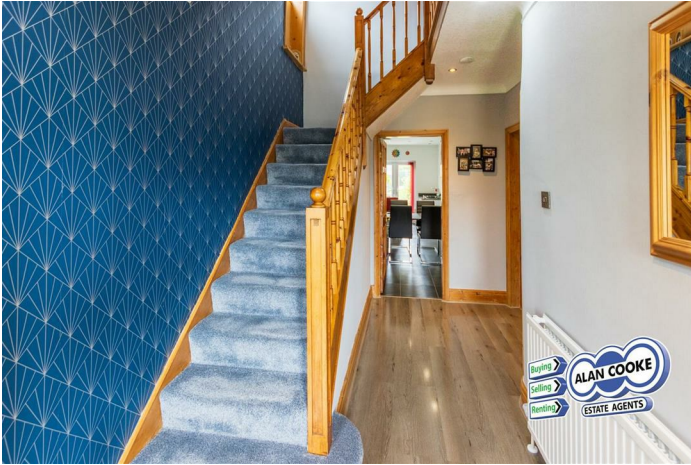
Steps to secure front door with double glazed side panels into

ENTRANCE HALL



Turned staircase leading up to the first floor, double central heating radiator

ENTRANCE HALL



OFFICE

4'3" x 10'9" (1.3 x 3.3)

uPVC double glazed window, central heating radiator, wood effect laminate flooring

LOUNGE

13'1" x 15'5" (4.0 x 4.7)



Wood panelled flooring, curved bay uPVC double glazed window to the front, feature fireplace around living-flame gas fire, central heating radiator

EXTENDED DINING/SITTING ROOM

11'5" x 12'5" plus 10'9" x 11'5" (3.5 x 3.8 plus 3.3 x 3.5)



Three central heating radiators, uPVC double glazed window overlooking the rear garden, triple double glazed Velux windows over the sitting room

EXTENDED DINING/SITTING ROOM



EXTENDED DINING/SITTING ROOM



EXTENDED BREAKFAST KITCHEN

7'10" x 8'10" plus 12'9" x 13'5" (2.4 x 2.7 plus 3.9 x 4.1)



EXTENDED DINING/SITTING ROOM



Superb range of fitted units and corresponding work tops and splash back, integrated dishwasher, inset sink with mixer tap and drainer, built in double oven/microwave, induction hob with extractor hood above, central island with twin integrated fridges, breakfast bar, central heating radiator, uPVC double glazed doors opening to the rear, uPVC double glazed window, inset ceiling lights

EXTENDED BREAKFAST KITCHEN



EXTENDED DINING/SITTING ROOM



EXTENDED BREAKFAST KITCHEN



EXTENDED BREAKFAST KITCHEN



BEDROOM 1

12'1" x 10'9" (3.7 x 3.3)



uPVC double glazed bay window to the front, central heating radiator

UTILITY ROOM

4'3" x 5'2" (1.3 x 1.6)



Gas fired combi water and central heating boiler, plumbed for washing machine, secure door leading out to the side

BEDROOM 2

11'5" x 14'1" (3.5 x 4.3)



uPVC double glazed window, central heating radiator

GROUND FLOOR SHOWER/WC

4'3" x 5'10" (1.3 x 1.8)



White suite of walk-in shower cubicle, low WC, vanity wash basin, ceramic tiled walls, uPVC double glazed window, heated towel rail, ceramic tiled floor

BEDROOM 3

8'2" x 8'10" (2.5 x 2.7)

uPVC double glazed window, central heating radiator

FIRST FLOOR



BEDROOM 4

7'10" x 10'2" (2.4 x 3.1)



uPVC double glazed window, central heating radiator

BATHROOM



White suite of panelled bath with wall mounted shower, vanity wash basin, part ceramic tiled walls, ceramic tiled floor, uPVC double glazed window, heated towel rail

SEPARATE WC

Low WC, uPVC double glazed window

OUTSIDE



Low brick wall with paved driveway offering off-street parking for several vehicles. Spacious, well maintained lawned and stocked rear garden with green house and two sheds, composite decking

OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE



TENURE

Freehold

COUNCIL TAX

Band C



HOW TO GET THERE

From our office on Harrogate Road turn onto the west-bound section of Street Lane towards Scott Hall Road where the property is shortly on the right hand side

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

MEASUREMENTS


All measurements quoted are approximate.

FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

Alan Cooke Estate Agents Ltd

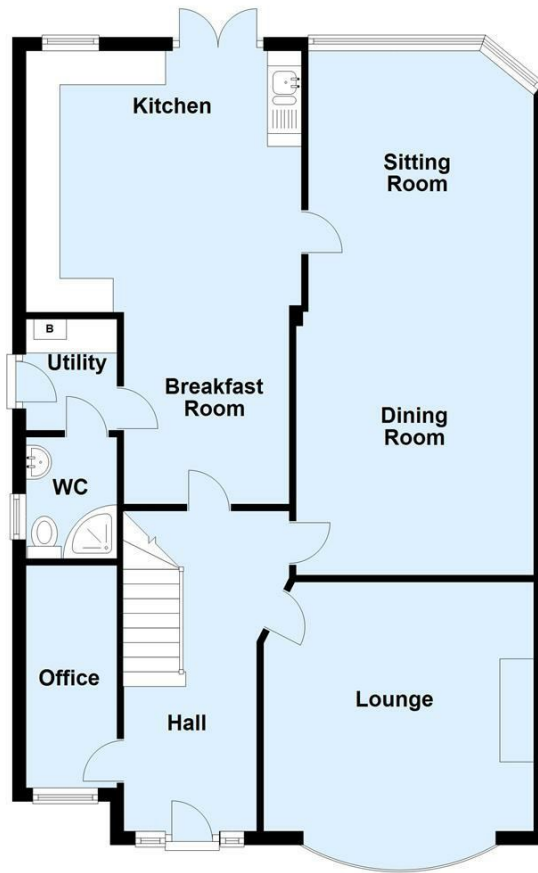
Incorporated in England 6539351

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 85.6 sq. metres (920.9 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.1 sq. feet)

