



**5 Moor Allerton Way, Moortown, Leeds, LS17 6SA**

**Chain Free £337,250**

NO CHAIN - Superb Moortown location close to highly regarded primary and secondary schools, this is a three bedroom semi-detached house with south facing garden requiring some modernisation. Fully uPVC double glazed and gas combi central heating system, EPC rating D.

Accommodation includes hallway, lounge, kitchen, dining room, first floor landing, two double bedrooms with built in wardrobes, single third bedroom, bathroom with tub and shower cubicle, separate WC. Lawned and stocked gardens, driveway to garage structure.

The property is located in this popular family residential area offering access to local supermarkets, Street Lane shopping, schools and a delightful walk to the fabulous Roundhay Park.



## GROUND FLOOR

uPVC double glazed door with side panels into

### HALLWAY



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

### LOUNGE

12'1" x 13'5" (3.7 x 4.1)



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

## KITCHEN

13'5" x 8'2" (4.1 x 2.5)



Requiring modernisation. Range of fitted units with corresponding work tops stainless steel sink with mixer tap and drainer, gas-fired combi water and central heating boiler, plumbed for gas oven and plumbed for washing machine, uPVC double glazed door to the side, uPVC double glazed windows to the side and rear

## DINING ROOM

14'1" x 11'9" (4.3 x 3.6)



uPVC double glazed window with south facing aspect, central heating radiator

## FIRST FLOOR

### LANDING

Ceiling hatch access to the loft, uPVC double glazed window



### BEDROOM 1

12'1" x 11'9" (3.7 x 3.6)



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

### BEDROOM 2

14'1" x 11'9" (4.3 x 3.6)



uPVC double glazed window, built in wardrobes, central heating radiator

### BEDROOM 3

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

uPVC double glazed window, central heating radiator

### BATHROOM

8'2" x 7'2" (2.5 x 2.2)



Corner bath, walk-in shower cubicle, corner vanity wash basin, uPVC double glazed window, heated towel rail

### SEPARATE WC

Low WC, uPVC double glazed window

### OUTSIDE



Low wall with lawned garden to the front, driveway leading to the garage to the rear. Lawned and stocked south facing garden to the rear

### TENURE

Freehold

### COUNCIL TAX

Band C

### HOW TO GET THERE

From Street Lane turn onto Moor Allerton Avenue where Moor Allerton Way is on the left 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.

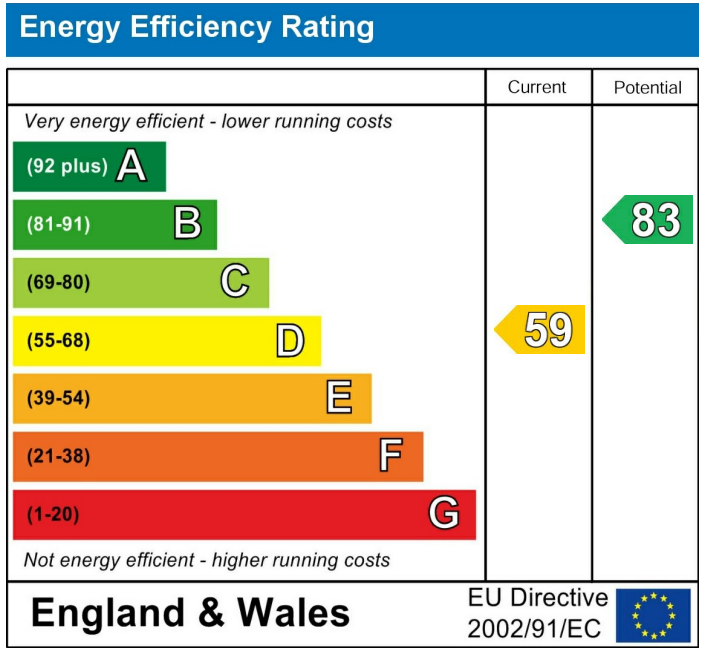
**FLOORPLAN**

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

PC - 09/05/2024

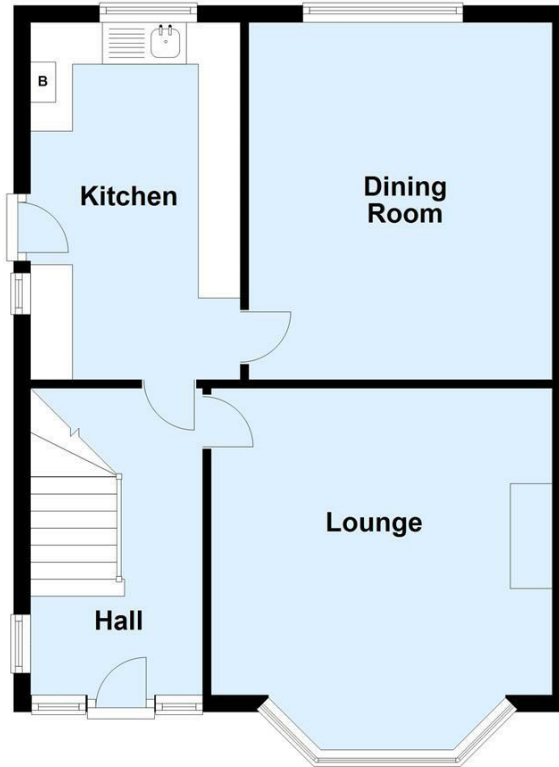
**Alan Cooke Estate Agents Ltd**

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### Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)

