



**434 Stonegate Road, Moortown, Leeds, LS17 5BX**

**Chain Free £365,000**

NO CHAIN - Requiring modernisation. Offering a superb location with pleasant front facing outlook over King Alfreds fields. With spacious rear gardens and potential for further development (subject to relevant permissions), this is a four bedroom semi-detached property. Convenient access to Moortown and Meanwood.

Fully uPVC double glazed and gas central heating system, EPC rating D.

Accommodation includes reception hall with ground floor WC, dining room, extended lounge, breakfast room, kitchen. First floor accommodation includes four bedrooms, bathroom and separate WC.

Outside the property has spacious lawned and stocked gardens with long driveway to detached garage.



## GROUND FLOOR

Step up to uPVC double glazed door into

### HALLWAY



Turned staircase leading up to the first floor, under stairs storage cupboard, central heating radiator

### HALLWAY



## GROUND FLOOR WC

8'2" x 2'7" (2.5 x 0.8)

Low WC, wall mounted wash basin, uPVC double glazed window, central heating radiator

## DINING ROOM

11'9" x 15'1" (3.6 x 4.6)



uPVC double glazed bay window to the front, glazed folding doors into the lounge, central heating radiator

## EXTENDED LOUNGE

19'0" x 12'5" max (5.8 x 3.8 max)



uPVC double glazed double doors opening to the rear garden, central heating radiator

## BREAKFAST ROOM

9'6" x 9'6" (2.9 x 2.9)



uPVC double glazed window, store cupboards, central heating radiator





## KITCHEN

10'2" x 6'6" (3.1 x 2.0)



Requiring modernisation. uPVC double glazed window to the rear, uPVC double glazed door leading to the side driveway, central heating radiator

## FIRST FLOOR

### LANDING

uPVC double glazed window to the side, ceiling hatch access to the loft

### EXTENDED BEDROOM 1

19'0" x 12'5" max (5.8 x 3.8 max)



uPVC double glazed window, plumbed for wash basin, central heating radiator

## BEDROOM 2

11'9" x 13'5" (3.6 x 4.1)



uPVC double glazed bay window overlooking fields, central heating radiator

## BEDROOM 3

10'2" x 6'10" (3.1 x 2.1)



uPVC double glazed window, central heating radiator

## BEDROOM 4

9'2" x 7'2" (2.8 x 2.2)



uPVC double glazed window, central heating radiator





## BATHROOM

Requiring modernisation. Panelled bath, pedestal wash basin, cupboard with water cylinder

## SEPARATE WC

5'10" x 2'7" (1.8 x 0.8)

Low WC, uPVC double glazed window

## OUTSIDE



Spacious driveway leading to the garage, lawned and stocked garden to front, spacious lawned and stocked garden to the rear

## DETACHED GARAGE

Requiring front door replacement

## OUTSIDE



## OUTSIDE



## AGENTS NOTE

The vendor has provided a structural inspection report of the property, carried out in June 2023. A copy is available on request.

Amongst it's conclusions are:

- The render to the exposed perimeter walls is in poor condition and has either crazed or debonded in many locations. In our opinion, the render on all three external walls needs to be replaced.
- There is no evidence of any foundation/ground movement within the perimeter walling.

## TENURE

Freehold

## COUNCIL TAX

Band D

## HOW TO GET THERE

From Harrogate Road turn into Stonegate Road, cross over King Lane where No 434 will be found on the left hand side opposite the King Alfreds playing fields

## 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

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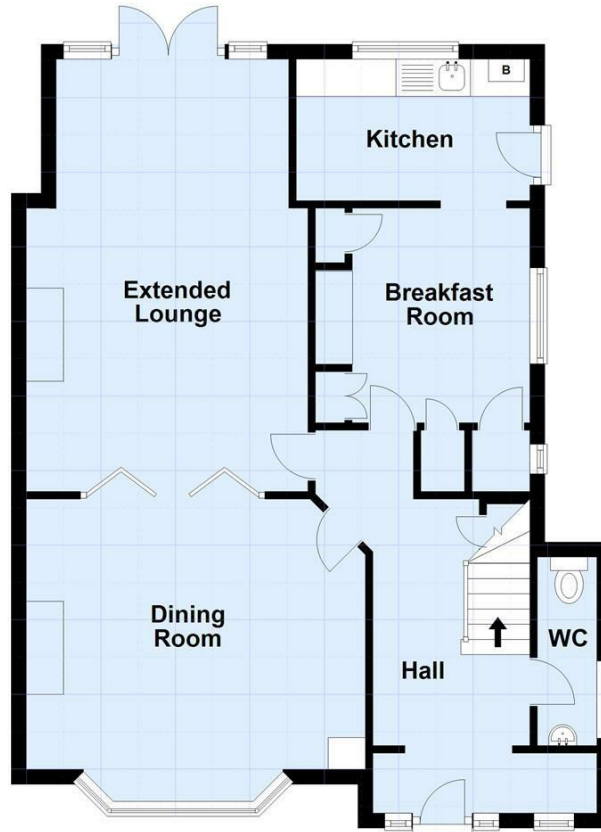
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>	63	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Approx. 67.3 sq. metres (724.7 sq. feet)



### First Floor

Approx. 64.7 sq. metres (696.9 sq. feet)

