



**14 Nunroyd Avenue, Moortown, Leeds, LS17 6PN**

**Chain Free £350,000**

NO CHAIN - With south facing rear gardens and excellent central Moortown location, this is a three bedroom semi-detached family house. Fully uPVC double glazed and gas combi central heating system, EPC rating D. Accommodation includes side porch, hallway, lounge, dining room, extended kitchen, south facing conservatory. First floor landing, two double bedrooms and a single third bedroom, white bathroom suite. South facing enclosed garden.

The property is well located within walking distance to Moortown's many shops, amenities and schools.

## GROUND FLOOR

uPVC double glazed door into

### SIDE PORCH



uPVC double glazed window to the side and uPVC double glazed door leading to the rear garden. Assorted store cupboards and work tops. Secure uPVC double glazed door leading into the

### HALLWAY



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

## LOUNGE

11'5" x 12'1" (3.5 x 3.7)



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

## DINING ROOM

11'5" x 11'9" (3.5 x 3.6)



uPVC double glazed window, central heating radiator, feature fireplace around living-flame gas fire



## EXTENDED KITCHEN

14'1" x 8'10" (4.3 x 2.7)



Range of fitted units with corresponding work tops, central heating radiator, uPVC double glazed window, stainless steel sink with mixer tap and drainer, 5-ring gas range cooker, plumbed for washing machine, ceramic splash back tiling, uPVC double glazed door to the

## BEDROOM 1

11'5" x 12'1" (3.5 x 3.7)



uPVC double glazed window, central heating radiator, built in wardrobes with sliding mirror doors

## CONSERVATORY

11'5" x 7'2" (3.5 x 2.2)



South facing aspect. uPVC double glazed windows to two sides with sliding patio doors opening to the garden

## BEDROOM 2

11'5" x 11'9" (3.5 x 3.6)



Requires redecorating. uPVC double glazed window, central heating radiator

## FIRST FLOOR

### LANDING

uPVC double glazed window

## BEDROOM 3

7'10" x 6'6" (2.4 x 2.0)



uPVC double glazed window, central heating radiator



## BATHROOM

8'10" x 6'6" (2.7 x 2.0)



White suite of panelled bath with wall shower, low WC, pedestal wash basin, gas-fired combi water and central heating boiler, store cupboard, ceramic tiled walls, uPVC double glazed window

## OUTSIDE



Low wall with gate access to a small stocked garden to the front. Enclosed south facing stocked garden with water features and artificial turf. Two good sized sheds for additional storage

## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band D

## HOW TO GET THERE

From our office at Moortown Corner, travel south towards Leeds on Harrogate Road, cross over the junction with Street Lane, where Nunroyd Avenue is the second turning on the left

## 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 - 06/12/2024

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351



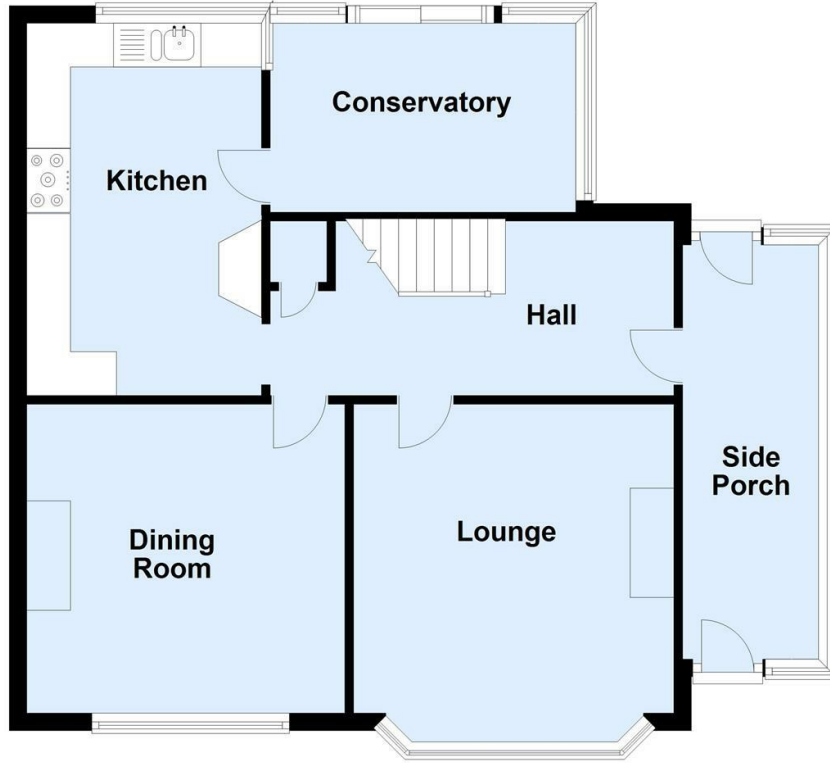
# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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. 64.1 sq. metres (689.6 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.4 sq. feet)

