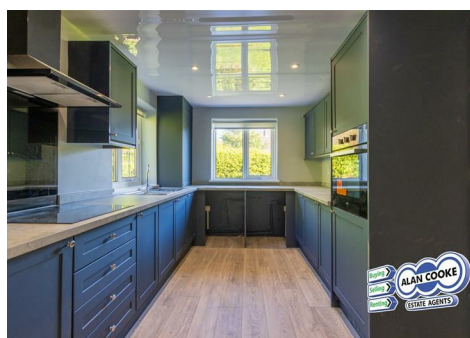




## 7 Bentcliffe Close, Moortown, Leeds, LS17 6QT

**Chain Free £530,000**

NO CHAIN - Modern, move-in ready interiors, spacious south facing gardens and a convenient cul-de-sac location and double garage. This is a prominent two bedroom sizable detached bungalow that has recently been refurbished to a high standard.

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

Accommodation includes entrance hall, lounge, dining room, modern fitted kitchen with utility room, main bedroom with built in wardrobes, second bedroom leading to a garden room, modern bathroom with bath tub and walk-in shower cubicle.

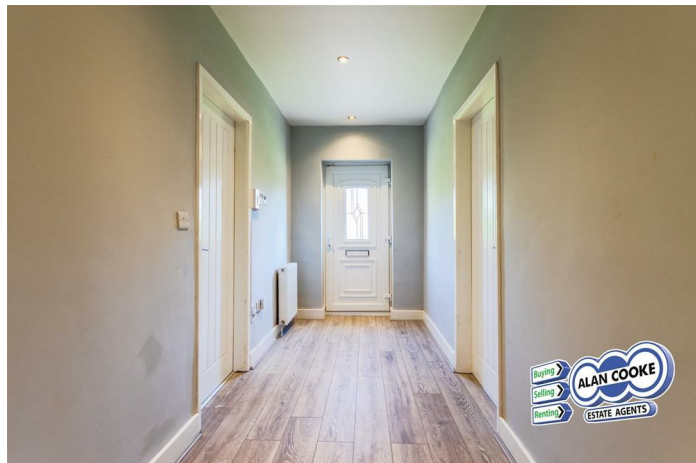
The property is located in this popular family residential area offering access to the amenities at Moortown corner, local supermarkets, Street Lane shopping, schools including Allerton Grange and Talbot Primary and is a delightful walk to the fabulous Roundhay Park.



## GROUND FLOOR

uPVC double glazed door into

## HALLWAY



Wood effect laminate flooring, central heating radiator, inset ceiling lighting

## LOUNGE

12'1" x 16'0" (3.7 x 4.9)



uPVC double glazed bay window to the front, wood effect laminate flooring, curved central heating radiator, inset ceiling lighting

## LOUNGE



## DINING ROOM

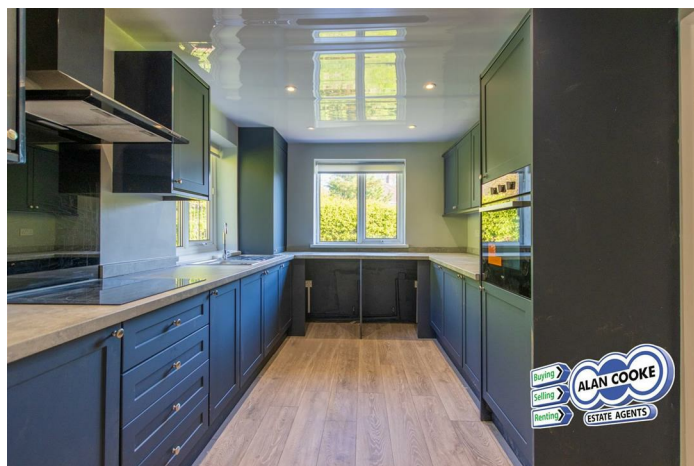
12'1" x 12'1" (3.7 x 3.7)



uPVC double glazed bay window to the front, wood effect laminate flooring, two central heating radiators, inset ceiling lighting

## FITTED KITCHEN

15'1" x 8'10" (4.6 x 2.7)



Well presented and modern range of fitted units with corresponding work tops, stainless steel sink with mixer tap and drainer, built in oven, electric hob with extractor above, plumbed for washing machine and dishwasher, wood effect laminate flooring, inset ceiling lighting. Cupboard housing gas-fired combi water and central heating boiler



## FITTED KITCHEN



## BEDROOM 1



## FITTED KITCHEN



## BEDROOM 2

14'1" x 9'2" (4.3 x 2.8)



## UTILITY ROOM

5'10" x 3'7" (1.8 x 1.1)  
uPVC double glazed window

## BEDROOM 1

12'1" x 16'0" (3.7 x 4.9)



Generous range of built in wardrobes with dresser, wood effect laminate flooring, central heating radiator, uPVC double glazed bay window

Wood effect laminate flooring, central heating radiator, uPVC double glazed bay window. Door leading to the garden room

## BEDROOM 2





## GARDEN ROOM

8'10" x 7'2" (2.7 x 2.2)



uPVC double glazed windows to two sides and double glazed door leading out to the rear garden, wood effect laminate flooring

## BATHROOM

9'2" x 8'10" (2.8 x 2.7)



White suite of panelled bath, walk-in shower cubicle, low WC, pedestal wash basin, two uPVC double glazed windows, heated towel rail, wood effect laminate flooring

## OUTSIDE



Hedged front border with small lawned garden to the front. Driveway leading to the garage. Spacious lawned and stocked south facing garden to the rear, outhouse storage

## OUTSIDE



## DETACHED DOUBLE WIDTH GARAGE



Open internal space with two door access; one with remote controlled door





## OUTSIDE



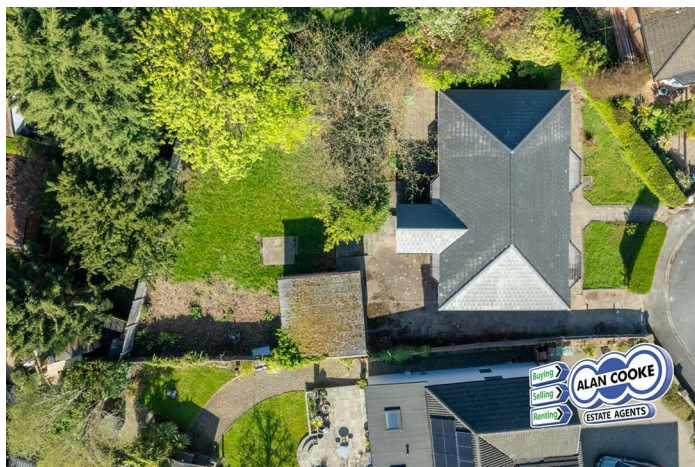
## OUTSIDE



## OUTSIDE



## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band F

## HOW TO GET THERE

From our Moortown office turn east onto Street Lane. Turn right onto Bentcliffe Lane, left onto Bentcliffe Avenue then left onto Bentcliffe Gardens where Bentcliffe Close is shortly on the right

## 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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