



## 12 The Spinney, Moortown, Leeds, LS17 6SP

**Chain Free £479,995**

**NO CHAIN** - Quaintly located in a quiet cul-de-sac off Street Lane, this is a well-presented two bedroom detached bungalow.

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

Accommodation includes an entrance porch, hallway, fitted breakfast kitchen, fine lounge, dining room and a pull down ladder to part-boarded loft. Two double bedrooms both with built in wardrobes and one with en-suite shower room, recently installed house shower room, conservatory. Lawned enclosed gardens and a detached garage.

The property is in a quiet cul-de-sac offering superb travel links to Leeds centre and Roundhay. Well positioned in a family-friendly area of Moortown offering close proximity to highly regarded primary and secondary schools, shops and a wide range of supermarkets.

## GROUND FLOOR

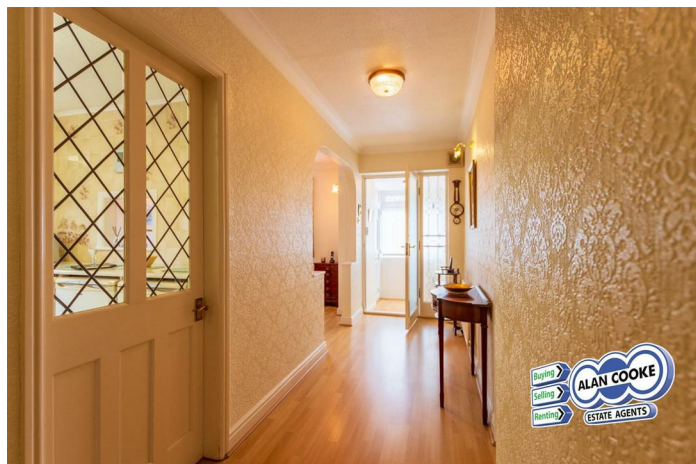
uPVC double glazed door into

## ENTRANCE PORCH

5'2" x 5'6" (1.6m x 1.7m)

uPVC double glazed window to the front, secure glazed door leading into

## HALLWAY



Wood effect laminate flooring, central heating radiator. Ceiling hatch access to part-boarded loft with pull down ladder containing gas-fired combi water and central heating boiler

## DINING ROOM

8'10" x 9'6" max (2.7m x 2.9m max)



Central heating radiator, uPVC double glazed window, wood effect laminate flooring, serving hatch into kitchen

## LOUNGE

17'0" x 12'1" (5.2m x 3.7m)



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

## LOUNGE



## FITTED KITCHEN

12'1" x 9'6" (3.7m x 2.9m)



Range of fitted units with corresponding work tops and under-unit lighting, stainless steel sink with mixer tap and drainer,



plumbed for washing machine, plumbed for dishwasher, built in double oven and gas hob. uPVC double glazed secure door to the driveway, uPVC double glazed window, serving hatch to dining room

### FITTED KITCHEN



### BEDROOM 1

10'9" x 12'9" (3.3m x 3.9m)



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

### EN-SUITE SHOWER ROOM

3'3" x 7'10" (1.0m x 2.4m)

Off-white suite of walk-in shower cubicle, low WC, pedestal wash basin, central heating radiator, ceramic tiled walls, uPVC double glazed window

### BEDROOM 2

10'9" x 10'5" (3.3m x 3.2m)



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

### SHOWER ROOM

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



Fully ceramic tiled walls and floor, walk-in shower cubicle, low WC, pedestal wash basin, heated towel rail, uPVC double glazed window, inset ceiling lighting



### CONSERVATORY

24'3" x 8'2" (7.4m x 2.5m)



Double glazed windows to three sides with sliding door to the rear and door access to the side

### DETACHED GARAGE

17'4" x 8'10" (5.3m x 2.7m)



With electric remote controlled roller door and power supply within

### CONSERVATORY



### OUTSIDE



### OUTSIDE

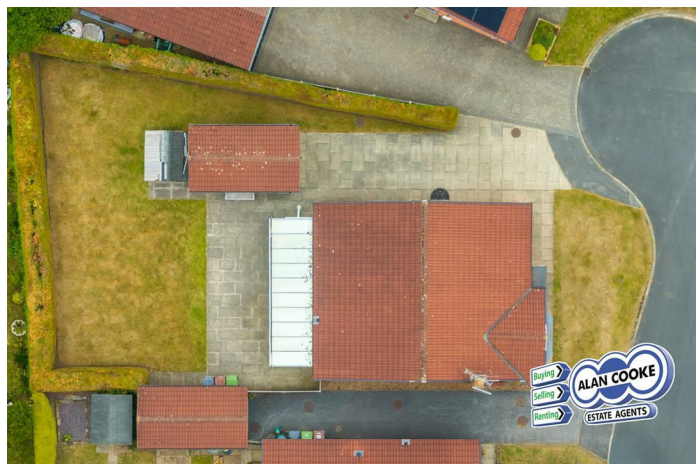


Lawned garden to the front, driveway leading to the detached garage at the rear. Lawned and stocked enclosed, private rear garden

### OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band E

## HOW TO GET THERE

The Spinney is located directly off Street Lane

## 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.

## MEASUREMENTS

All measurements quoted are approximate.

## INTERNAL PHOTOGRAPHS

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

## FLOORPLAN

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

PC - 26/09/2025

**Alan Cooke Estate Agents Ltd**

Incorporated in England 6539351

## Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Ground Floor

Approx. 106.1 sq. metres (1141.5 sq. feet)  
 excluding garage

