



Moor Allerton Drive, Leeds LS17 6RZ

welcome to

Moor Allerton Drive, Leeds

A well proportioned, ready to move into FOUR bedroom semi-detached family home. Cul-de-sac location close to good schools and local amenities. Accommodation over three floors. Generous driveway & single garage.



Moor Allerton Drive

Offering ready to move into attractive accommodation is this four bedroom extended semi-detached family home which is situated in a cul de sac and ideally located for good primary schools and local amenities. The accommodation has been done to a high standard throughout and briefly comprises; Front porch, entrance hallway, lounge with large bay window, modern stylish kitchen/diner with living area off, well equipped utility room all to the ground floor. The first floor offers two double bedrooms and a single bedroom, bathroom and separate wc. To the second floor is a large bedroom and a modern bathroom. To the outside the property benefits from a generous driveway to the front, single detached garage and a good sized garden to the rear ideal for those with families.

Ground Floor

Front Porch

A useful front porch with upvc doors and a great space to leave shoes and coats, there is a perfectly preserved original solid wooden door with stain glass detail that opens into the;

Entrance Hall

Enter from the front into the welcoming hallway with stairs leading to the first floor.

Lounge

13' 4" x 12' 1" (4.06m x 3.68m)

A bright and airy room having a gas fire set into a tiled fireplace with wood mantle above, wood effect laminate flooring and a large bay window to the front with a window seat and useful storage.

Living Area

15' 7" x 11' 8" (4.75m x 3.56m)

A cosy living space with a log burner fireplace with attractive surround, wood laminate flooring, bright and neutral decor, modern vertical radiators, open to;

Kitchen / Diner

16' x 11' 8" (4.88m x 3.56m)

A modern shaker style kitchen with attractive work surfaces over which incorporate; Belfast sink with mixer tap. Integrated fridge freezer and dishwasher, large free standing oven with hob. Wood laminate flooring, ceiling spot lights, two velux windows, window to the rear and large bi-fold doors leading out onto the garden, allowing ample natural light. Plenty of space for family dining table and chairs.

Utility Room

10' 1" x 6' 8" (3.07m x 2.03m)

A large utility room with a range of wall and base units with work surfaces over, sink and drainer unit with mixer tap, space for fridge freezer and plumbing washing machine, wall mounted boiler, useful storage cupboard and door to the side.

First Floor

First Floor Landing

With stairs from the ground floor and stairs leading up to the second floor.

Bedroom Two

13' 1" x 12' 1" (3.99m x 3.68m)

A large double bedroom with attractive neutral decor, wooden flooring, feature cast iron fire surround and large bay window to the front

Bedroom Three

10' 1" x 12' 7" (3.07m x 3.84m)

A good sized double bedroom with useful fitted storage cupboard and picture window overlooking the garden

Bedroom Four

6' 2" x 6' 2" (1.88m x 1.88m)

A good sized single bedroom with window to the front currently being used as a nursery

Bathroom

5' 5" x 6' 8" (1.65m x 2.03m)

The part tiled bathroom comprises; bath with shower over, wash basin, heated towel rail and window

Seperate Wc

WC and window

Second Floor Landing

Stairs from the first floor and window to the rear

Primary Bedroom

17' 3" x 10' 8" (5.26m x 3.25m)

An attractive, spacious large double bedroom to the top floor with velux style windows to the front, patio doors with Juliet balcony to the rear. Useful fitted storage and further eaves storage

Bathroom

13' 1" x 12' 1" (3.99m x 3.68m)

Fitted with a four piece suite with a large walk in shower, bath, wash basin and WC, heated towel rail and window to the rear.

Garage

A single detached garage to the side fitted with power and plastered out, perfect to be used as a home office or workshop space

Outside

To the front of the property there is hedge perimeter with a fully pebbled driveway providing plenty of space for off road parking.

To the rear is a large style corner plot garden with low maintenance lawn area and patio off the house.



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welcome to

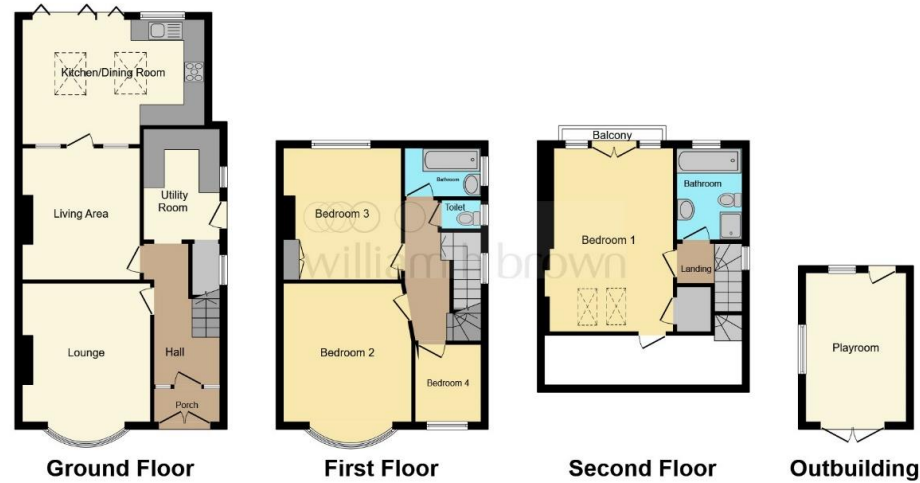
Moor Allerton Drive, Leeds

- Four Bedroom Semi-detached Home
- Single Garage & Driveway
- Accommodation over Three Floors
- Ready to Move into Family Home
- Generous Rear Garden

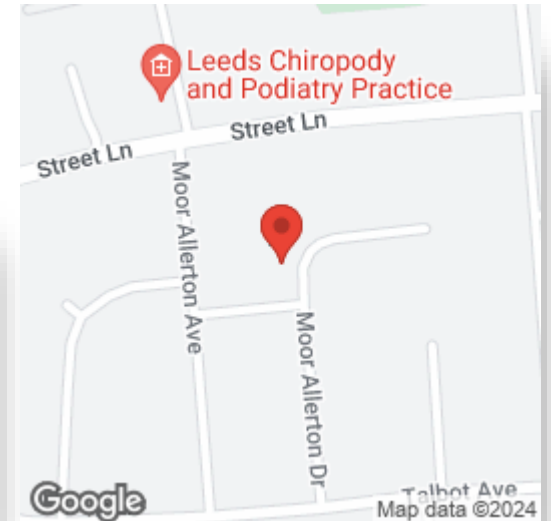
Tenure: Freehold EPC Rating: D

fixed price

£525,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
MRT106686 - 0002

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