



High Moor Grove, Leeds LS17 6DY

welcome to

High Moor Grove, Leeds

An extended detached two bedroom true bungalow, really well presented throughout with spacious and versatile living accommodation. The property is in a highly desirable area in a cul-de-sac position. This really does have to be viewed to appreciate the space on offer with this lovely family home.



Entrance Hall

The hallway provides access to all living and bedroom areas, access to the loft and having laminate flooring.

Living Room

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

A spacious, bright and airy room having a feature gas fireplace with surround, laminate flooring and dual aspect windows to the front and side allowing a good amount of natural light to flow through.

Kitchen

14' 7" x 9' 8" (4.45m x 2.95m)

The kitchen offers a wide range of wall and base units with contrasting worktops incorporating a sink and drainer. Integrated appliances include a dishwasher, fridge freezer and there are spaces for a washing machine and large range oven. The room benefits from laminate flooring and a side access door leading to the driveway. The kitchen leads through to the rear family/dining room.

Family/Dining Room

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

A spacious and versatile room which is a fantastic addition to this family home creating extra living accommodation, with laminate flooring, windows to the side and patio doors leading out to the garden.

Bedroom One

12' 7" x 11' 1" (3.84m x 3.38m)

A good size double bedroom positioned to the front elevation with a range of fitted wardrobes providing plenty of storage space, carpet flooring and a large window allowing light to fill the space.

Bedroom Two

9' 1" x 8' 8" (2.77m x 2.64m)

A good size single bedroom positioned to the rear elevation with laminate flooring and open to the sunroom.

Sunroom

8' 8" x 5' 5" (2.64m x 1.65m)

Leading off the second bedroom, this is a great additional sitting area to retreat to and overlooking the rear garden.

Shower Room

Fitted with a three piece suite comprising of a large walk in shower, wc, wash hand basin with vanity cupboard below, heated towel rail and two windows to the rear.

Outside

To the front of the property there is a low maintenance garden having established shrub beds and a gated block paved driveway to the side providing off street parking and leading to the rear double detached garage. To the rear there is a low maintenance garden with a block paved patio area and an established garden beyond with a range of flowerbeds and walkways.

Double Detached Garage

A great storage space or secure parking.



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welcome to

High Moor Grove, Leeds

- Extended Detached True Bungalow
- Two Good Size Bedrooms
- Spacious & Versatile Living Accommodation
- Really Well Presented
- Highly Desirable Location

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106777 - 0002

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