



**Moorland Grove, Leeds LS17 6HS**

**welcome to**

**Moorland Grove, Leeds**

A three bedroom semi detached house, nicely presented throughout and offering ready to move into accommodation. There are gardens to the front and rear with off street parking. A great property that is sure to appeal to a wide range of buyers and is offered with no onward chain.



### **Entrance Hall**

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

### **Lounge**

13' x 11' 8" ( 3.96m x 3.56m )

A good size, bright and airy room having a feature fireplace with timber surround, carpet flooring and a large bay window to the front.

### **Kitchen/Diner**

20' 8" x 13' 8" ( 6.30m x 4.17m )

A spacious kitchen/diner, the real hub of this family home, offering a range of wall and base units with white high gloss doors, complimenting worktops incorporating a sink and drainer. There are spaces for all appliances including a large range oven. The worktop continues to create a breakfast bar, perfect for casual dining and there is ample space for a table and chairs. The kitchen area has a window and access door to the side and there are fully glazed patio doors in the dining area leading out to the garden.

### **Bedroom One**

13' 7" x 11' 8" ( 4.14m x 3.56m )

A good size double bedroom positioned to the front elevation with a feature fireplace, a tasteful nod to the age of the property, carpet flooring and a large bay window allowing a good amount of natural light to flow through.

### **Bedroom Two**

11' x 10' 8" ( 3.35m x 3.25m )

A double bedroom positioned to the rear elevation with laminate flooring and a window overlooking the garden.

### **Bedroom Three**

7' 3" x 6' 4" ( 2.21m x 1.93m )

A single bedroom positioned to the front elevation.

### **Bathroom**

Fully tiled and fitted with a three piece suite comprising of a panel bath with shower over, wc, pedestal wash hand basin and dual aspect windows

to the side and rear.

### **Outside**

To the front of the property there is a small lawn with mature shrub and hedge borders and a driveway to the side provides off street parking. To the rear there is a low maintenance garden with a paved patio area and lawn beyond.

### **Garage**

A single detached garage, great for storage or secure parking with an up and over door and side access door.



**view this property online** [williamhbrown.co.uk/Property/MRT106816](http://williamhbrown.co.uk/Property/MRT106816)



welcome to

## Moorland Grove, Leeds

- Semi Detached House
- Three Bedrooms
- Kitchen/Diner
- Front & Rear Gardens
- Off Street Parking

Tenure: Freehold EPC Rating: Awaiting

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MRT106816](http://williamhbrown.co.uk/Property/MRT106816)



Property Ref:  
MRT106816 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0113 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**