



Moss Gardens, Leeds LS17 7BJ

welcome to

Moss Gardens, Leeds

**** £325,000 - £350,000 **** This stunning 3-bedroom semi-detached house at Moss Gardens offers a fantastic opportunity to own a beautiful home in a prime location. With its modern amenities, excellent schools, convenient transport links, this property is sure to attract a lot of interest.



Porch

2' 8" x 6' 1" (0.81m x 1.85m)

A quaint front porch that provides convenient storage space for coats and shoes, keeping the entryway organized and clutter-free.

Living Room

14' 4" x 11' 2" (4.37m x 3.40m)

A generously sized lounge boasting a charming decorative fireplace, plush carpeted flooring, and a cozy radiator. The room is beautifully illuminated by a large bay window at the front, which floods the space with an abundance of natural light.

Dining Room

12' 6" x 11' 2" (3.81m x 3.40m)

Flowing seamlessly from the living room, this expansive open-plan dining area offers ample space and is bathed in natural light. It also provides a charming transition into the conservatory, creating a perfect setting for both everyday meals and special gatherings.

Kitchen

11' x 6' 1" (3.35m x 1.85m)

This sleek, modern kitchen features a sophisticated palette of nude colours, creating a warm and inviting atmosphere. It boasts an integrated hob and oven with an overhead extractor fan, seamlessly blending into the design. The white goods are thoughtfully integrated into the base units, ensuring a clean and streamlined look.

Summer Room

7' Max x 10' 9" Max (2.13m Max x 3.28m Max)

Additional summer room at the rear of the property. Currently used as a utility space, however offers versatile use.

Bedroom One

14' 4" x 10' 2" (4.37m x 3.10m)

This spacious double bedroom offers ample room for a comfortable double bed and features fitted wardrobes for convenient storage. The bay windows not only enhance the room's charm but also allow

plenty of natural light to flood in, creating a bright and airy atmosphere. The floor is carpeted, adding an extra layer of warmth and comfort to the space.

Bedroom Two

12' 6" x 9' 8" (3.81m x 2.95m)

The second bedroom is also a spacious double room, featuring fitted wardrobes that provide ample storage space. It benefits from abundant natural light streaming through the double-glazed windows. The carpeted floor adds a cozy and comfortable touch to the room

Bedroom Three

7' 1" x 7' 1" (2.16m x 2.16m)

This bedroom provides generous space for a double bed. The room is filled with natural light, thanks to the double-glazed windows, creating a bright and welcoming atmosphere.

Shower Room

7' x 5' 7" (2.13m x 1.70m)

This well-maintained washroom features a modern design with a shower and sink. It is fully tiled throughout, adding a sleek and contemporary touch to the space

Toilet

2' 9" x 2' 6" (0.84m x 0.76m)

This toilet area is fully tiled, offering a clean and modern look. The tiles add a touch of elegance and make for easy maintenance, ensuring the space remains fresh and hygienic



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Moss Gardens, Leeds

- ****GUIDE PRICE £325,000 - £350,000****
- No Onward Chain
- Summer Room
- Three Comfortable Bedrooms
- Private Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT106996 - 0012

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