



The Spinney, Moortown Leeds LS17 6SP

welcome to

The Spinney, Moortown Leeds

A beautifully maintained and spacious three double bedroom detached home, ideally situated in the sought-after area of Moortown. This well-presented property offers generous living accommodation, including a lounge/diner, a utility room, a guest WC, and a large conservatory.



The Spinney Ground Floor Living Room

15' 9" Max x 11' 6" Max (4.80m Max x 3.51m Max)

A spacious room having a wall mounted fire and open to the dining room. The bay window to the front allows a good amount of natural light to flow through.

Dining Room

10' 8" Max x 8' 9" Max (3.25m Max x 2.67m Max)

Perfect for more formal dining and entertaining and open to the lounge. Sliding doors lead to the conservatory.

Kitchen

10' 8" Max x 8' 8" Max (3.25m Max x 2.64m Max)

The kitchen offers a good range of wall and base units with shaler style doors, work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven and microwave,

Utility Room

9' 7" Max x 8' 3" Max (2.92m Max x 2.51m Max)

Conveniently located close to the kitchen and having further wall and base units with work surfaces and spaces for all appliances.

Conservatory

8' 8" Max x 17' 8" Max (2.64m Max x 5.38m Max)

A fabulous addition to this family home creating extra living accommodation. Fully glazed to three sides and roof with double doors leading out to the garden.

Guest Wc

Always useful to have in a busy family home with a wc and wash hand basin.

First Floor Bedroom One

12' 7" Max x 10' 4" Max (3.84m Max x 3.15m Max)

A double bedroom positioned to the front elevation with space for free standing furniture and access to en suite facilities.

En Suite

Fully tiled and fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and storage cupboard.

Bedroom Two

12' 6" Max x 12' 3" Max (3.81m Max x 3.73m Max)

A double bedroom positioned to the front elevation with storage space.

Bedroom Three

11' Max x 11' 6" Max (3.35m Max x 3.51m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture and a window overlooking the garden.

Bathroom

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below and wc.

Outbuildings

A single garage, perfect for storage.

External

To the front of the property there is a lawn and a block paved driveway to the side providing off street parking. To the rear there is a good size garden mostly laid to lawn with fenced borders.



view this property online williamhbrown.co.uk/Property/MRT107093



welcome to

The Spinney, Moortown Leeds

- Detached Family House
- Three Double Bedrooms
- Large Conservatory
- Master With En Suite Facilities
- Guest Wc

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£475,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT107093



Property Ref:
MRT107093 - 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



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



williamhbrown.co.uk