

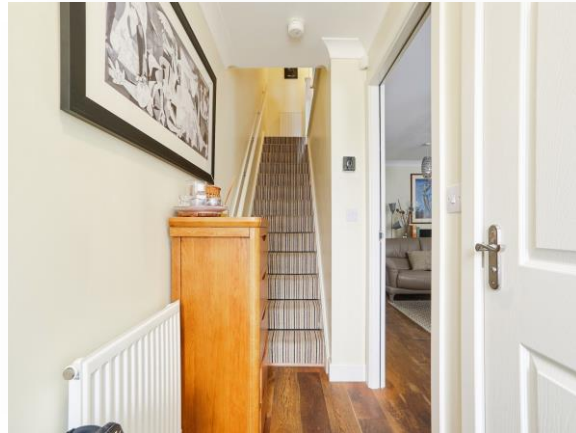


The Laurels, Moortown Leeds LS17 5GA

welcome to

The Laurels, Moortown Leeds

A beautifully presented four-bedroom semi-detached home located in a sought-after area of Alwoodley. Offering generous and stylish living space throughout, this property features a contemporary kitchen/diner, two of the bedrooms with modern en suite facilities, a private rear garden, and a driveway.



Entrance Hall

Enter from the front into the welcoming hallway with access to the guest wc and stairs leading to the first floor.

Lounge

17' Max x 12' 1" Max (5.18m Max x 3.68m Max)

A spacious, bright and airy room with built in storage cupboards and shelving.

Kitchen/Diner

15' 9" Max x 13' 3" Max (4.80m Max x 4.04m Max)

A modern and stylish kitchen/diner, the real hub of this family home and a great entertaining space. The kitchen offers a good range of wall and base units with complimenting work surfaces incorporating a sink and drainer with a tiled splashback. Integrated appliances include a double oven, microwave, dishwasher and there is space for an American style fridge freezer. A central island provides extra work space incorporating a gas hob with extractor fan above and further storage below. Additionally there is ample space for a table and chairs. Fully glazed bi fold doors to the rear open up to the garden and allow a good amount of natural light to flow through.

Guest Wc

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

Bedroom Two

13' 1" Max x 8' 8" Max (3.99m Max x 2.64m Max)

A double bedroom positioned to the rear elevation with fitted wardrobes and access to en suite facilities.

En Suite

A modern shower room fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and chrome heated towel rail.

Bedroom Three

11' 3" Max x 8' 9" Max (3.43m Max x 2.67m Max)

A double bedroom positioned to the front elevation with fitted wardrobes.

Bedroom Four

9' 8" Max x 6' 2" Max (2.95m Max x 1.88m Max)

A spacious single bedroom positioned to the rear elevation. This would be a great room for a home office depending on the buyers needs.

Bathroom

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

Master Suite

14' 8" Max x 12' Max (4.47m Max x 3.66m Max)

Located on the second floor is the master suite with fitted wardrobes and access to en suite facilities.

En Suite

A modern shower room fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and chrome heated towel rail.

Outside

To the front of the property there is a block paved driveway providing off street parking. To the rear there is a private garden with a paved seating area leading off the kitchen and a lawn beyond with well established trees providing a good deal of privacy.

Agents Note

There is an annual service charge of £588.52 for estate management.



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welcome to

The Laurels, Moortown Leeds

- **GUIDE PRICE £425,000 - £450,000**
- SEMI DETACHED HOUSE
- FOUR GOOD SIZE BEDROOMS
- EN SUITE FACILITIES TO TWO BEDROOMS
- SEPARATE BATHROOM & GUEST WC

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

£425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106825 - 0010

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