



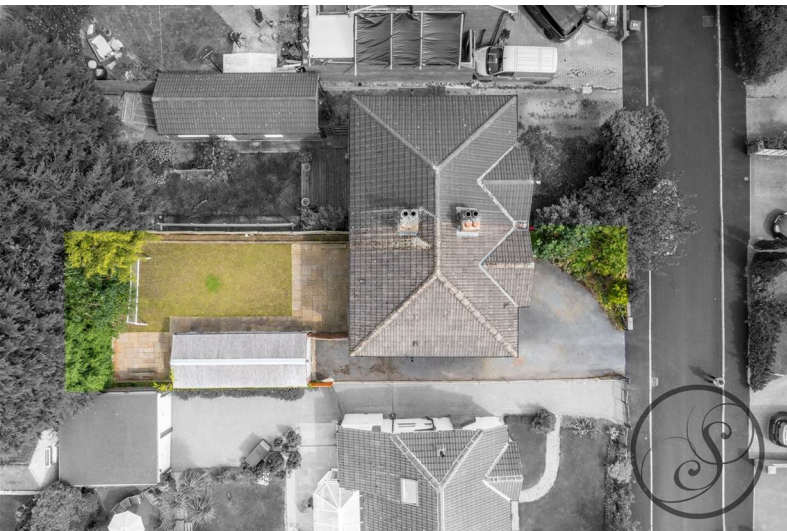
Stoneacre
Properties



Moor Allerton Drive

Leeds, LS17 6RZ

Offers Over £435,000



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Entrance

Entering the property you are welcomed in to entrance hallway which offers access through to the lounge, kitchen/diner, and w/c.

Lounge

Spacious formal lounge is flooded with natural light from the large bay window to the front elevation of the property. The room is laid to carpet and offers ample space for seating as well as boasting a feature fireplace, and decorative coving.

w/c

Comprising toilet and sink, with storage cupboard.

Kitchen/Diner

To the rear of the property is the spacious open plan kitchen diner. Offering an abundance of space for formal dining with French doors out to the rear patio and garden, a modern kitchen with breakfast bar seating completes the space. The kitchen is made up of modern shaker style wall and base units and comprises an array of integrated appliances including fridge/freezer, oven, microwave, gas hob with extractor above, washing machine and ample storage space.

This room offers a fantastic space for hosting and socialising, especially with it opening out on to the patio and wider garden.

Bedroom 1

Large double bedroom is laid to carpet with bay window to the front elevation of the property with wall to wall fitted wardrobes.

Bedroom 2

Second large double bedroom overlooking the rear garden again boasting wall to wall fitted wardrobes and drawers.

Bedroom 3

Third bedroom is larger than normal and can accommodate a double bed. Currently set up as a home office.

Bathroom

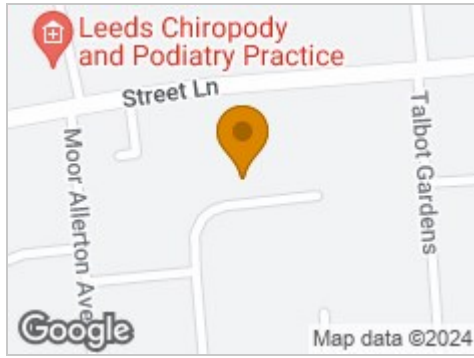
One of the show stopping features of this lovely home is the newly refurbished house bathroom, a wonderful tiled 4-piece suite with walk in shower, bath, toilet and sink.

External

To the front of the property is a spacious driveway that can accommodate up to three cars and runs down the side of the property up to the detached garage. The garage is a fantastic storage space with up and over door and side door accessed from the garden. To the rear is a private and enclosed garden primarily laid to lawn with patio seating area.



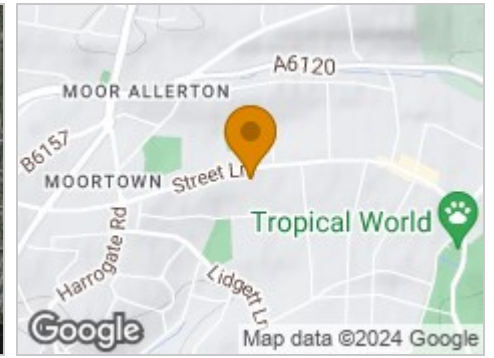
Road Map



Hybrid Map



Terrain Map



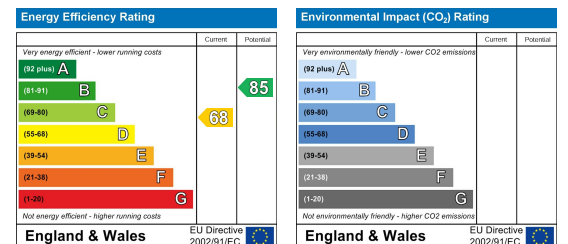
Floor Plan



Viewing

Please contact our Chapel Allerton Sales Office on 0113 237 0999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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