

HUNTERS[®]

HERE TO GET *you* THERE



Moor Grove

Pudsey, Leeds, LS28 9JQ

Offers In The Region Of £449,950



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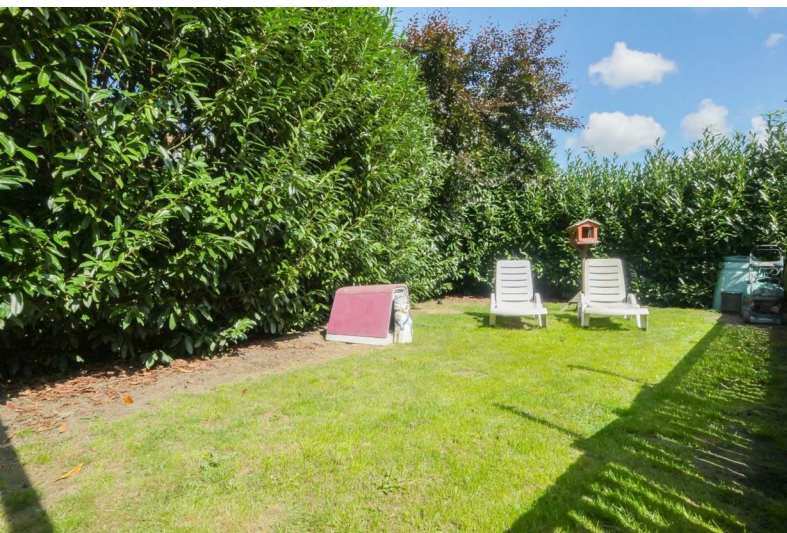


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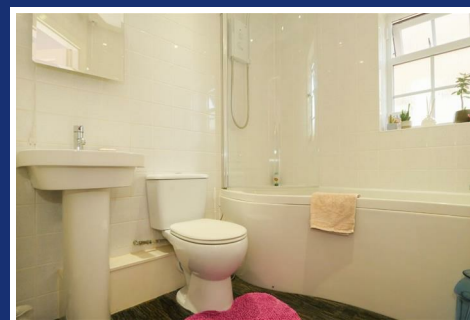
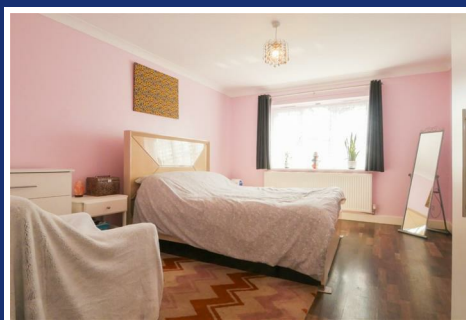
Council Tax: E



2 Moor Grove

Pudsey, Leeds, LS28 9JQ

Offers In The Region Of £449,950



- INDIVIDUALLY DESIGNED
- FAMILY SIZED DETACHED HOUSE
- FIVE BEDROOMS
- MAIN BEDROOM ENSUITE
- POTENTIAL TO ADD ROOMS
- PARKING FOR THREE CARS
- INTEGRAL GARAGE
- GARDEN WITH PATIO
- VIEWING IS ESSENTIAL
- NO CHAIN

This individually designed DETACHED FAMILY SIZED HOUSE must be seen to be appreciated

With FIVE spacious bedrooms and bags of storage space as well as potential for further development to extend into the first-floor eaves, to create additional rooms, this property really has everything for the growing family. Situated in a quiet cul de sac just off Littlemoor road, within 800 metres of well regarded primary and high schools. With a private garden, an integral garage and ample off-road parking. NO CHAIN.

The living accommodation is well appointed and versatile, with the benefit of rooms that can be used for multiple purposes, comprising:
GROUND FLOOR.

Entrance Hall, which access the Living room and Kitchen Diner.

Living Room, which is spacious and has double doors opening from the hall and a feature vintage style Radiant fire, with quality wooden flooring and a front bay window.

Kitchen/Dining Room is the heart and center of the home and has an excellent range of fitted modern storage units, with an integrated double oven, induction hob, dishwasher and microwave. More than enough space for dining furniture also.

Master Bedroom with en-suite, situated on the ground floor and is a generous sized double. The en-suite has a full-sized bath with overhead shower, toilet and washbasin, finished to a high standard.

Bedroom two, a generous sized double with a side facing window.

Bedroom three, situated at the rear and is also a generous sized room

Bedroom four, with a nice view over the rear garden, is a generous sized room, like bedrooms two and three and is currently used as a child's playroom.

House Bathroom, the fittings are good standard, which is indicative of the rest of the house. There is a four-piece suite, including a corner wet room style walk in shower, with a large free-standing bath, toilet and washbasin, complimented with mosaic floor tiling.

FIRST FLOOR

,Bedroom five, with potential for further development. This room has been used as a bedroom and home office and has enormous potential to extend into the eaves and create additional rooms.

OUTSIDE. To the front, there is a large block paved driveway with off street parking for three cars and enough length to park vans also. There is access to the rear garden, which includes a large patio, a great place to relax on summers days/nights and entertain. Beyond this is a lawned area, great for kids and pets. The rear garden is well screened by high bushes.

Agents notes, we are advised that the property is freehold with a council tax band rating of E

Tel: 0113 257 6198

HALLWAY

LIVING ROOM

19'9" x 11'8" (6.02m x 3.56m)

KITCHEN/DINER

18'9" x 15'8" (5.74m x 4.8m)

BEDROOM ONE

19'9" x 11'6" (6.02m x 3.53m)

EN-SUITE

BEDROOM TWO

11'8" x 9'8" (3.56m x 2.97m)

BEDROOM THREE

11'8" x 9'10" (3.56m x 3m)

BEDROOM FOUR

11'8" x 11'5" (3.56m x 3.5m)

BATHROOM

INTEGRAL GARAGE

19'9" x 11'6" (6.02m x 3.53m)

LOFT ROOM

25'8" x 15'10" (7.84m x 4.83)



Road Map



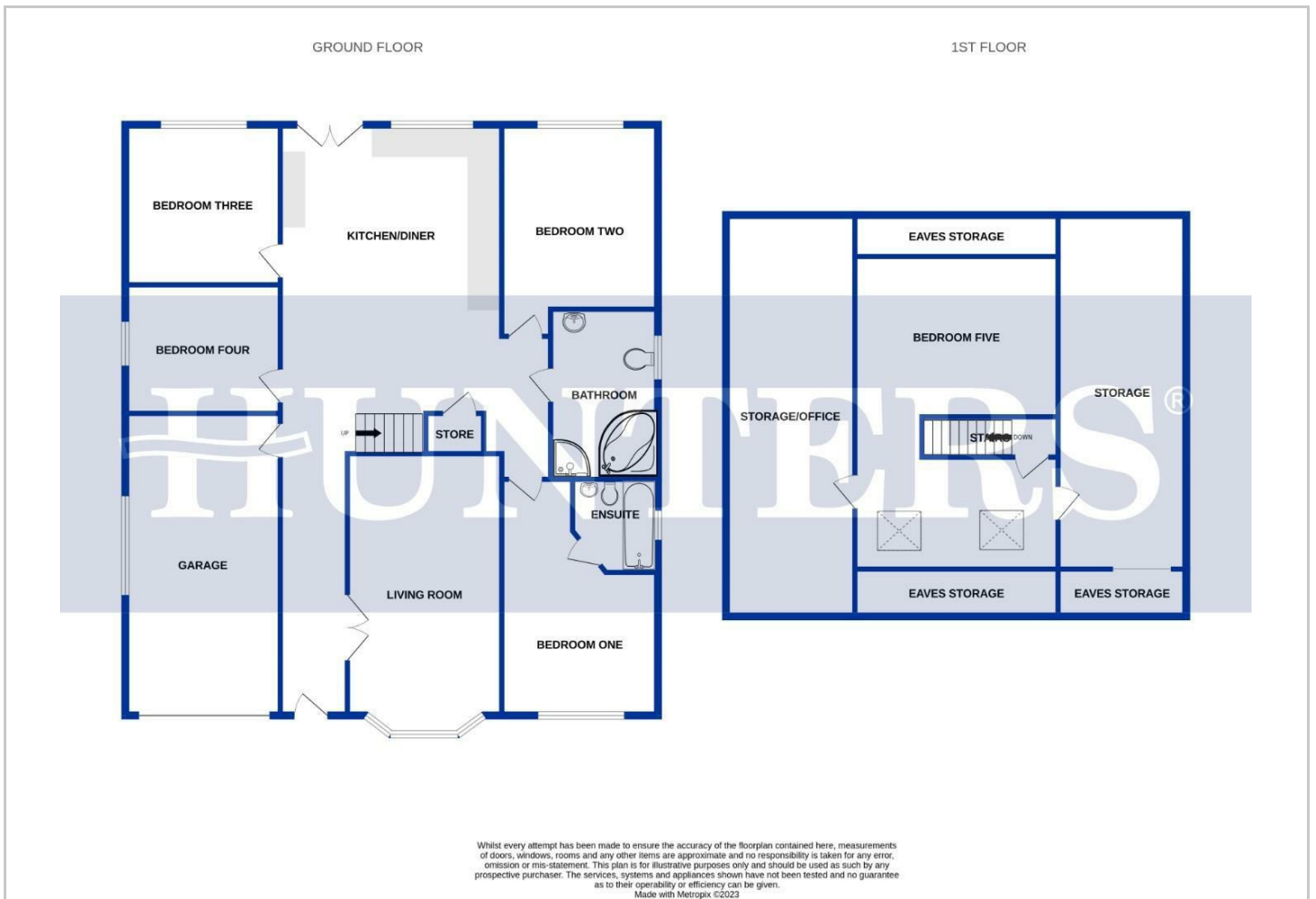
Hybrid Map



Terrain Map



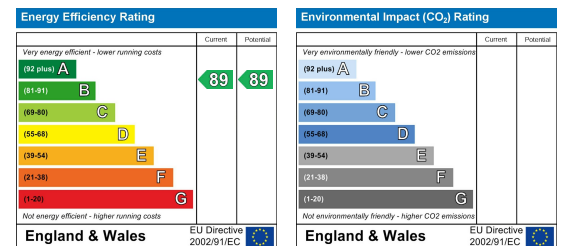
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.