

HUNTERS[®]

HERE TO GET *you* THERE



Scott Hall Road

Moortown, Leeds, LS17 5PG

Offers Over £435,000



Council Tax: E



731 Scott Hall Road

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Entrance Hall

15'3" (max) - 10'3" (max) (4.65m (max) - 3.12m (max))
Tiled floor with under floor heating, feature glass front door and stairs to the upper level.

Cloak Room

3'0" - 2'9" (0.91m - 0.84m)

Lounge

15'3" (max) - 13'3" (max) (4.65m (max) - 4.04m (max))
Radiator and bay window overlooking the gardens.

Kitchen Dining Room

23'9" (max) - 19'9" (max) (7.24m (max) - 6.02m (max))
Central island with break fast bar, sink with hot tap over and dish washer. Five ring gas hob with extractor over, integral microwave, fan oven, plate warmer, quartz work surfaces, quartz splash back and a range of wall and base units. Door to the side, tiled floor with under floor heating and bay window with views over the gardens.

Pantry

7'9" (max) - 5'9" (max) (2.36m (max) - 1.75m (max))

Landing

13'8" (max) - 10'9" (max) (4.17m (max) - 3.28m (max))
Stairs to the lower level.

Master Bedroom

15'3" (max) - 13'3" (max) (4.65m (max) - 4.04m (max))
Radiator and bay window over looking the gardens.

Walk in Wardrobe

6'9" - 6'0" (2.06m - 1.83m)

Ensuite

6'6" (max) - 6'0" (max) (1.98m (max) - 1.83m (max))
Fully tiled walls and floor, under floor heating, shower

with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Bedroom Two

13'6" (max) - 13'3" (max) (4.11m (max) - 4.04m (max))
Radiator and bay window overlooking the gardens.

Bedroom Three

10'6" (max) - 8'6" (max) (3.20m (max) - 2.59m (max))
Radiator and bay window.

Bedroom Four

10'6" (max) - 7'0" (max) (3.20m (max) - 2.13m (max))
Radiator.

Bathroom

9'9" (max) - 7'0" (max) (2.97m (max) - 2.13m (max))
Tiled floor and half tiled walls, under floor heating, pane bath with shower over, built in storage, heated towel rail, wash hand basin and w/c.

Driveway

With parking for several vehicles.

Garage

15'2" (max) - 9'6" (max) (4.57m-0.61m (max) - 2.90m (max))
Folding across doors, power, lights and plumbing for washing machine and dryer.

Outdoor Strage

5'9" - 3'3" (1.75m - 0.99m)
Housing the boiler.

Gardens

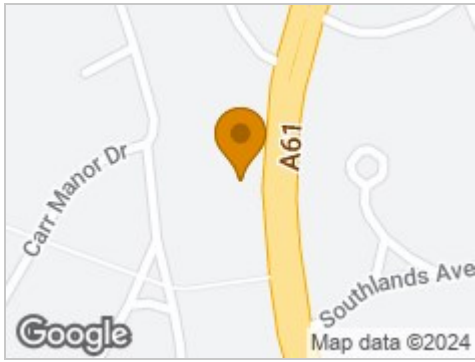
Grassed lawns, mature hedges, plants, bushes, trees and patio areas.

MAGNIFICENT MOVE IN READY FAMILY HOME – FOUR BEDROOM SEMI-DETACHED FAMILY HOUSE – TWO BATHROOMS – ATTACHED GARAGE – GARDENS TO ALL SIDES – DRIVEWAY – OPEN PLAN KITCHEN DINING ROOM – RECENTLY RENOVATED TO A GREAT STANDARD - FANTASTIC CORNER PLOT WITH EXCELLENT POTENTIAL TO FURTHER EXTENDED SUBJECT TO PLANNING – NO CHAIN

A magnificent move in ready home, this four bedroom, two bathroom semi-detached, has recently undergone extensive renovations and has massive potential to extend further with the appropriate planning permissions. Located in Moortown, the property is close to good and outstanding primary and secondary schools, bars, restaurants, parks, cafes, shops and transport links to name just some of the great amenities close by. Set in an excellent corner plot, there are gardens to all sides, a driveway and attached garage externally. Internally it briefly comprises; entrance hall, cloak room, lounge, kitchen dining room and pantry on the ground floor. On the first floor is an ensuite master bedroom with walk in wardrobes, house bathroom, landing and three further bedrooms. Energy Rating - D



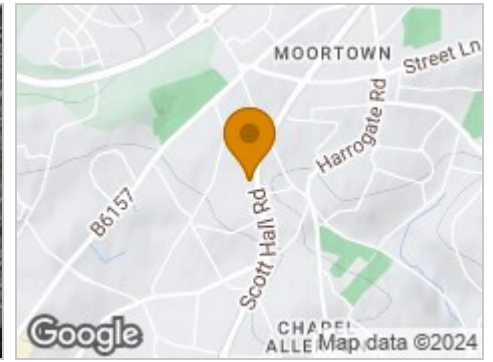
Road Map



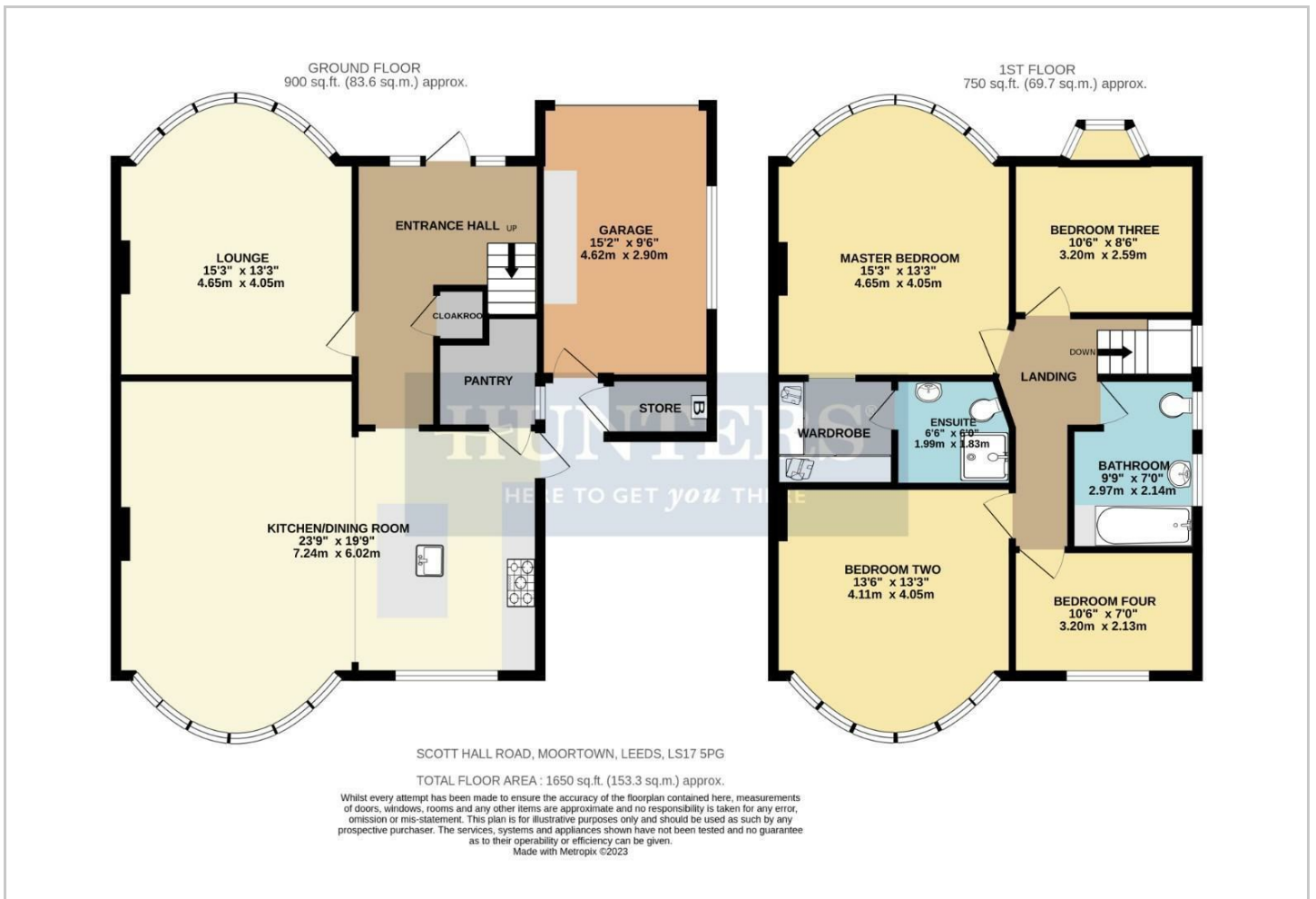
Hybrid Map



Terrain Map



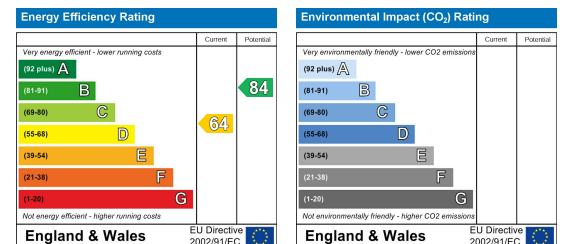
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 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.