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6 Bentcliffe Gardens, Moortown, Leeds, LS17 6QS

Asking Price: £500,000

Energy Rating: TBC

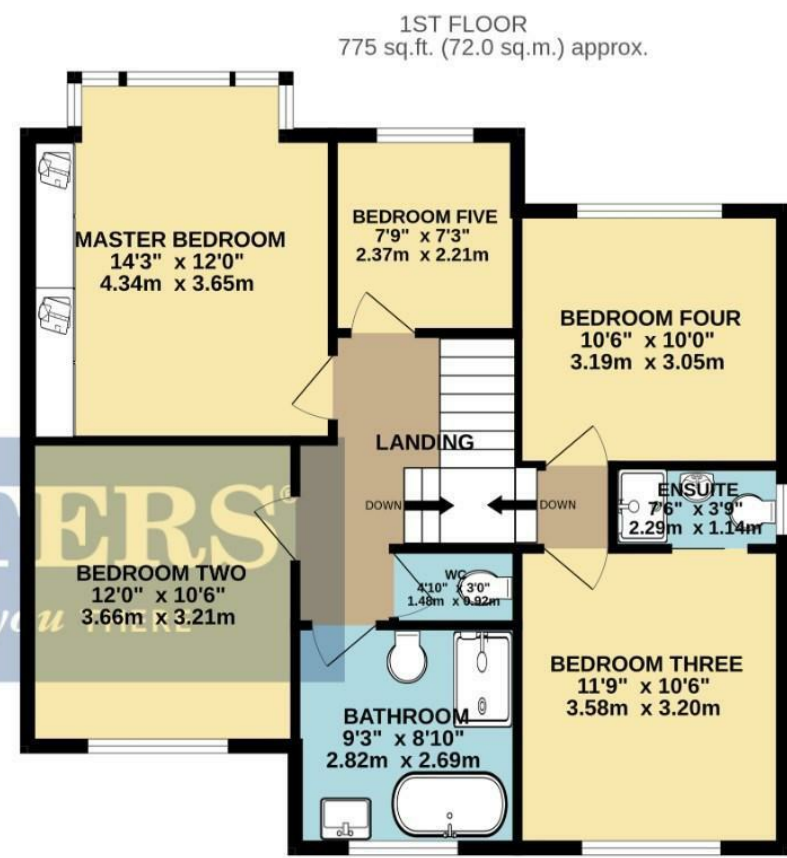
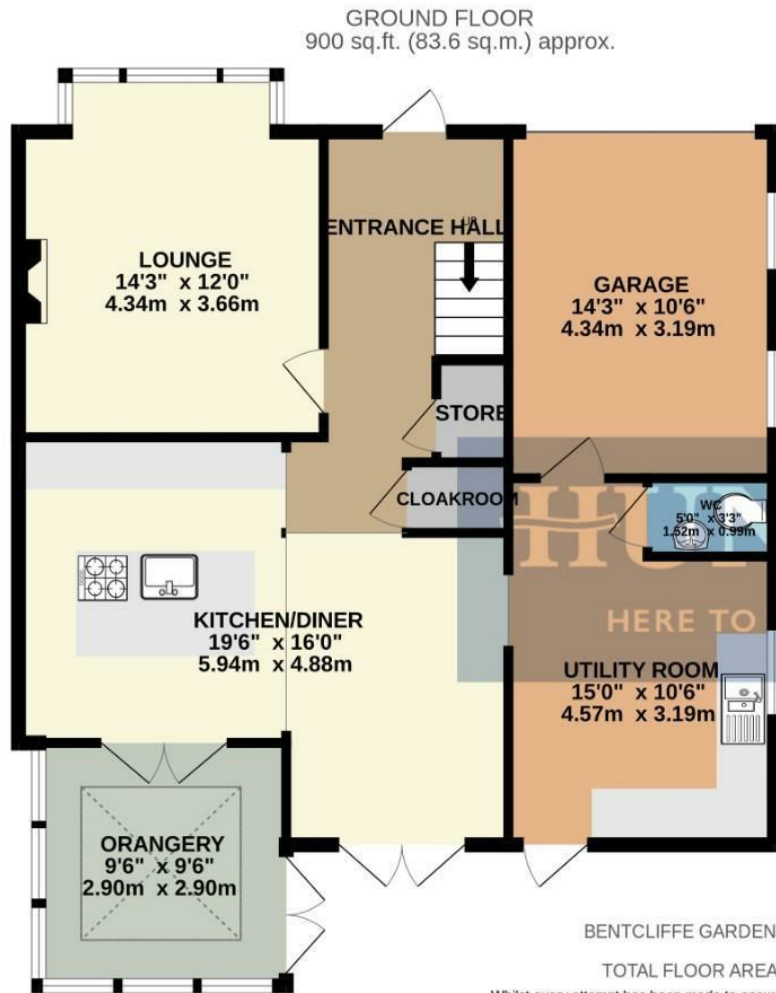
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FANTASTIC FAMILY HOME - FIVE BEDROOMS – SEMI-DETACHED HOUSE - THREE BATHROOMS – IMMACULATE MOVE IN READY CONDITION – FABULOUS VIEWS OVER PARK – GARDENS FRONT AND REAR – DRIVEWAY - MOORTOWN – UTILITY ROOM

Located in Moortown this fantastic five bedroom semi-detached house is an ideal family home. Situated close to schools, shops, pubs, bars and restaurants among other great amenities the property is in exquisite move in ready condition ticking all the boxes for anyone looking at this space in the market. Externally there are gardens to the rear with access onto the park through secured gates, driveway and a garage. Internally it briefly comprises, entrance hall, lounge, kitchen dining room, orangery, guest w/c and utility room on the ground floor. On the first floor there are four double bedrooms, ensuite shower room, landing, house bathroom, separate w/c and further smaller bedroom. Energy rating - TBC

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BENTCLIFFE GARDENS, MOORTOWN, LEEDS, LS17 6QS

TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Entrance Hall

13'0" (max) - 7'3" (max)

Stairs to upper level, under stairs storage, radiator and further store room.

Lounge

14'3" (max) - 12'2" (max)

Bay window, radiator and gas fire with period surround.

Kitchen Dining Room

19'6" (max) - 16'0" (max)

Island unit, Butlers sink with mixer tap, gas hob with feature extractor hood over, fan oven, integrated fridge freezer, radiator and a range of wall and base units, French doors lead to the rear garden and the room opens to an Orangery.

Orangery

9'6" (max) - 9'6" (max)

French doors to the rear garden.

Utility Room

15'0" (max) - 10'6" (max)

Stainless steel sink with drainer, boiler, tiled splash back radiator, door to the rear garden and a range of wall and base units.

Guest W/C

5'0" (max) - 3'3" (max)

Wash hand basin, radiator and w/c.

Landing

12'3" (max) - 11'6" (max)

Stairs to the lower level and built in storage.

Master Bedroom

14'3" (max) - 12'0" (max)

Built in wardrobes, radiator and bay window,

Bedroom Two

12'0" (max) - 10'6" (max)

Radiator,

Bedroom Three

11'9" - 10'6"

An excellent guest room, there is an ensuite shower room and radiator.

Ensuite

Tiled shower cubicle, wash hand basin, heated towel rail and w/c.

Bedroom Four

10'6" (max) - 10'0" (max)

Radiator.

Bedroom Five

7'9" (max) - 7'3" (max)

Radiator.

House Bathroom

9'3" (max) - 8'10" (max)

Tiled floor and half tiled walls. tiled shower cubicle with glass enclosure, free standing roll top bath, wash hand basin, heated towel rail and w/c.

Separate W/C

4'10" (max) - 3'0" (max)

Tiled floor, half tile walls and w/c.

Front Garden

Secured by dwarf wall and wrought iron fences above, mainly grassed area bordered by block paved pathway.

Driveway

Block paved driveway with hard standing, secured by wrought iron gate.

Garage

14'3" (max) - 10'6" (max)


Electric powered roll up garage door, radiator, power and lights.

Rear Garden

Mainly grassed area bordered by stone pathway to the side of the house and to rear doors. Wrought iron fence

to rear and secured gated access to the Allerton Grange Fields.

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The 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. 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.









