

HUNTERS®

HERE TO GET *you* THERE



Moor Road

Leeds, West Yorkshire, LS6 4BG

Asking Price £345,000



Council Tax: C



45 Moor Road

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Entrance Hall

9'9" (max) - 6'6" (max) (2.97m (max) - 1.98m (max))
Radiator and open plan to the kitchen dining room.

Downstairs W/C & Utility Room

7'3" (max) - 6'6" (max) (2.21m (max) - 1.98m (max))
Plumbing for washing machine, radiator, boiler, wash hand basin and w/c.

Lounge

14'3" (max) - 13'0" (max) (4.34m (max) - 3.96m (max))
Electric Fire with surround, bay window and radiator.

Kitchen Dining Room

13'0" (max) - 13'0" (max) (3.96m (max) - 3.96m (max))
Built in breakfast bar, gas hob with extractor over, tiled splash back, tiled floor, integrated washer dryer stainless steel sink with drainer, radiator, door to the rear garden and a range of wall and base units.

Landing

9'3" (max) - 6'0" (max) (2.82m (max) - 1.83m (max))
Stairs to the lower level and access to the loft.

Master Bedroom

13'0" (max) - 12'0" (max) (3.96m (max) - 3.66m (max))
Radiator.

Wardrobe

3'9" (max) - 3'0" (max) (1.14m (max) - 0.91m (max))

Bedroom Two

10'0" (max) - 8'3" (max) (3.05m (max) - 2.51m (max))
Radiator.

Bathroom

7'0" (max) - 5'0" (max) (2.13m (max) - 1.52m (max))
Fully tiled walls and floor, heated towel rail, wash hand basin and w/c.

Front Garden

Grassed lawns mature hedges, flower beds, plants and shrubs.

Driveway

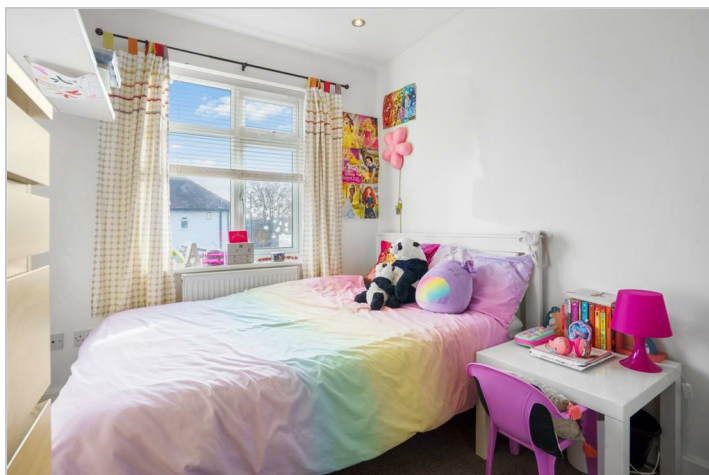
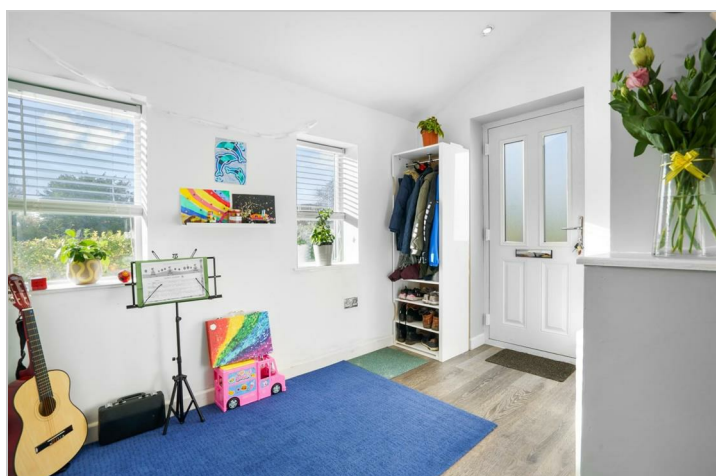
Gated with parking for one vehicle.

Side and Rear Gardens

South facing, grassed lawns mature hedges, flower beds, plants and raised deck area leading to the garden.

THIS PROPERTY IS EXTENDED TO THE SIDE – SEMI-DETACHED HOUSE – TWO BEDROOMS – FANTASTIC CORNER PLOT WITH GARDENS TO ALL SIDES AND SOUTH FACING TO THE REAR – GATED DRIVEWAY - DOWNSTAIRS W/C - UTILITY ROOM – OPEN PLAN KITCHEN DINING ROOM – PLANNING PERMISSION TO EXTEND FURTHER TO THE REAR – MEANWOOD FAR HEADINGLEY BORDER

Extended to the side with planning permission for a further extension to the rear, this two bedroom semi-detached house is ideal for first time buyers or growing families. Located on the border with Far Headingley and Meanwood, the property is close to schools such as Weetwood Primary School, shops, bars, cafes, parks and transport links among other great local amenities in the area including Waitrose and Meanwood Park. There are gardens to the front, side and south facing to the rear as well as a gated driveway, externally. Internally it briefly comprises; entrance hall, downstairs w/c and utility room, lounge and open plan kitchen dining room on the ground floor. On the first floor there are two bedrooms, house bathroom and landing. Energy Rating - D



Road Map



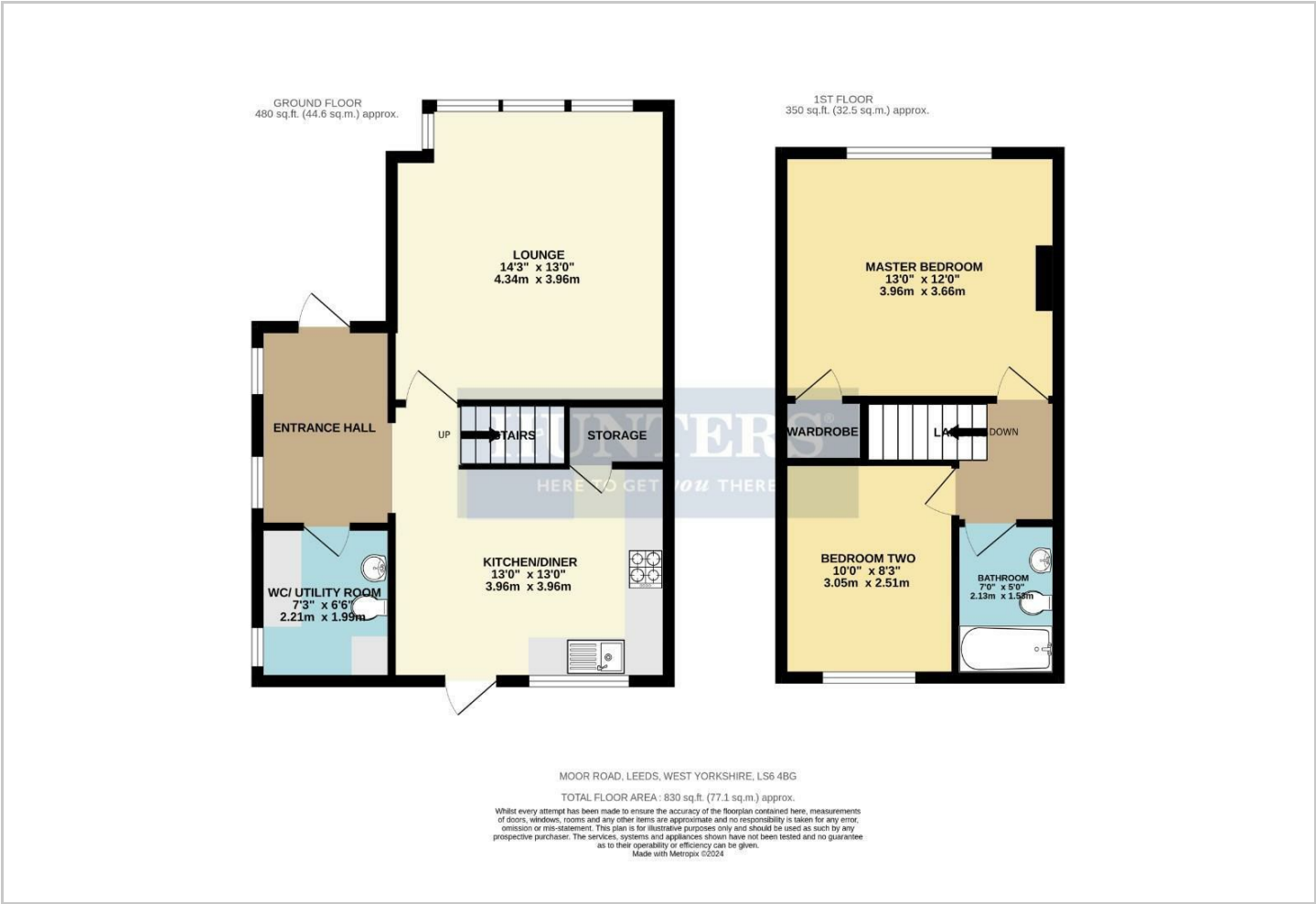
Hybrid Map



Terrain Map



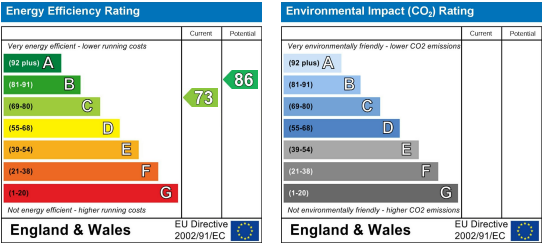
Floor Plan



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.