



**HUNTERS®**  
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**912 Scott Hall Road, Moortown, Leeds, LS17 6JZ**  
Energy Rating: D | Council Tax Band: C  
Asking Price £390,000



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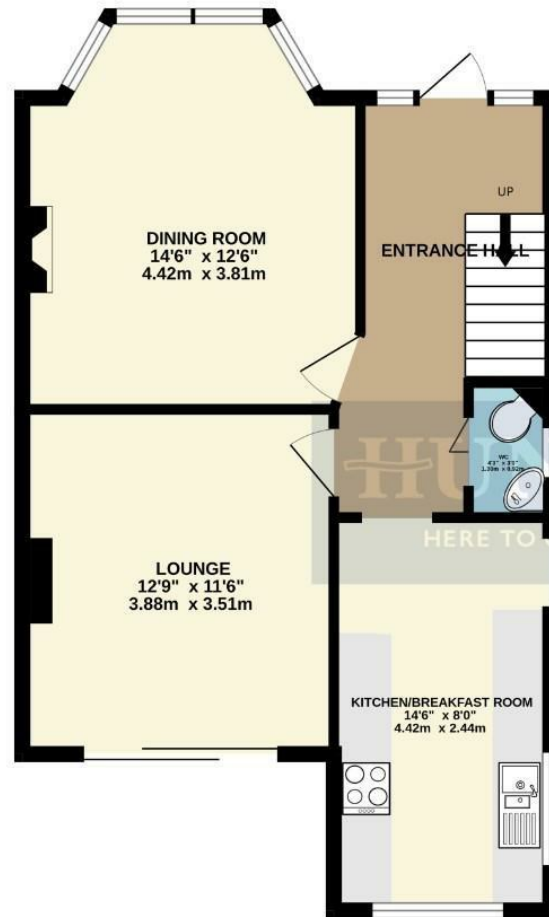
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READY TO MOVE INTO GREAT FAMILY HOME – HUGE POTENTIAL TO EXTEND SUBJECT TO PLANNING – SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE THREE SIDES – DRIVEWAY – DETACHED GARAGE – DOWNSTAIRS W/C – EXCELLENT CORNER PLOT – MOORTOWN

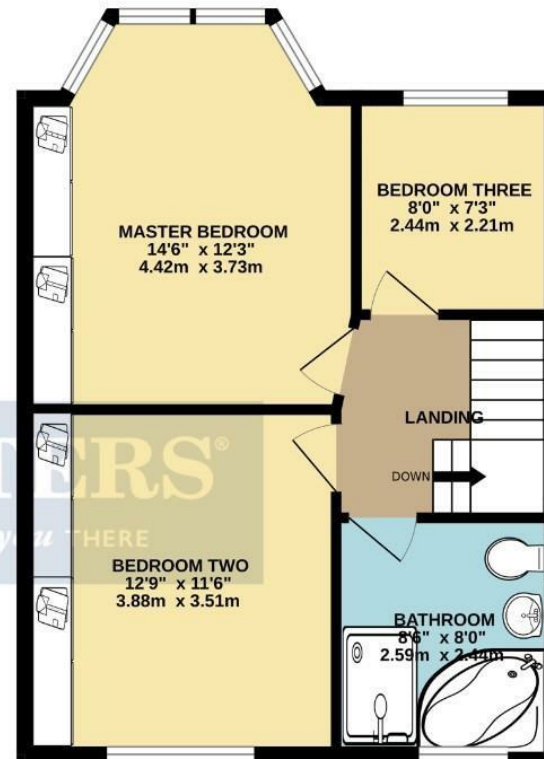
Set in a superb corner plot, this three bedroom semi-detached family home has great potential to extend, subject to planning permission. Located in Moortown the property is close to good and outstanding primary and secondary schools, parks, shops, cafes, bars, restaurants, pubs and transport links to name just some of the great amenities close by. There are gardens to all three sides, a driveway and detached garage, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC

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GROUND FLOOR  
540 sq.ft. (50.2 sq.m.) approx.



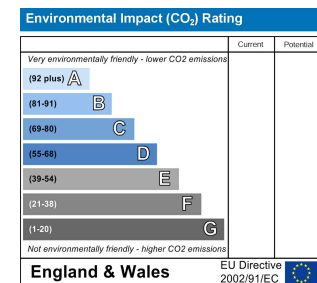
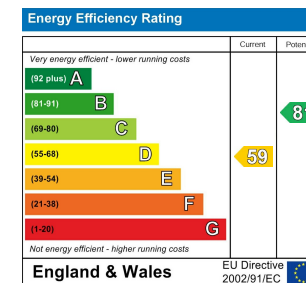
1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



SCOTT HALL ROAD, MOORTOWN, LEEDS, LS17 6JZ

TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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**Entrance Hall**

15'6" (max) - 8'0" (max)

Radiator and stairs to the upper level.

**Downstairs W/C**

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

Wash hand basin and w/c.

**Lounge**

12'9" (max) - 11'6" (max)

Radiator and sliding doors to the rear gardens.

**Dining Room**

14'6" (max) - 12'6" (max)

Gas fire with surround, radiator and bay window.

**Kitchen Breakfast Room**

14'6" (max) - 8'0" (max)

Fan oven, microwave, composite sink with drainer, induction hob with extractor fan over, washing machine, dishwasher, tiled splash back, boiler, granite work surfaces and a range of wall and base units.

**Landing**

8'0" (max) - 7'6" (max)

Stairs to the lower level.

**Master Bedroom**

14'6" (max) - 12'3" (max)

Radiator, built in wardrobes and bay window.

**Bedroom Two**

12'9" (max) - 11'6" (max)

Radiator and built in wardrobes.

**Bedroom Three**

8'0" (max) - 7'3" (max)

Radiator.

**Bathroom**

8'6" (max) - 8'0" (max)

Fully tiled walls and floor with under floor heating, corner panel bath, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

**Front and Side Gardens**

Mature hedges providing privacy, walk way to the front door and graveled areas.

**Driveway**

With parking for several vehicles.

**Detached Garage**

Up and over door, power and lights.

**Rear Gardens**

Mainly astro turfed lawns and walkway to the front.

**Energy Efficiency Rating**

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            |                                                                                     |
| (81-91) <b>B</b>                            |                            | <b>81</b>                                                                           |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>59</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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. 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.



















