

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Moor Allerton Avenue

Moortown, Leeds, LS17 6SG

£1,350 Per Calendar Month



Council Tax: C



# 17 Moor Allerton Avenue

Moortown, Leeds, LS17 6SG

£1,350 Per Calendar Month



## ENTRANCE HALL

16'6" (MAX) - 6'10" (MAX) (5.03 (MAX) - 2.08 (MAX))  
Radiator, store room under stairs and stairs to upper level.

## LOUNGE

13'0" - 12'0" (3.96 - 3.66)  
Bay window, electric fire, radiator and double doors to dining room.

## DINING ROOM

14'0" - 12'0" (4.27 - 3.66)  
Radiator and double doors to lounge.

## KITCHEN

9'6" - 8'0" (2.90 - 2.44)  
Gas hob with extractor over, fan oven, stainless steel sink with drainer, fridge freezer, washing machine, door to rear garden and a range of wall and base units.

## LANDING

Stairs to lower level.

## MASTER BEDROOM

14'0" - 12'0" (4.27 - 3.66)  
Built in wardrobes and radiator.

## BEDROOM TWO

12'0" - 12'0" (3.66 - 3.66)  
Bay window and radiator.

## BEDROOM THREE

8'8" - 8'2" (2.64 - 2.49)  
Radiator and built in storage.

## HOUSE BATHROOM

8'0" - 6'9" (2.44 - 2.06)  
Panel bath with shower over, half tiled walls, storage housing boiler and wash hand basin.

## SEPARATE W/C

5'6" - 3'0" (1.68 - 0.91)  
W/c.

## FRONT GARDEN

Mainly grassed area with flower beds, bushes and plants.

## DRIVEWAY

With hard standing for several cars.

## DETACHED GARAGE

Up and over garage door.

## REAR GARDEN

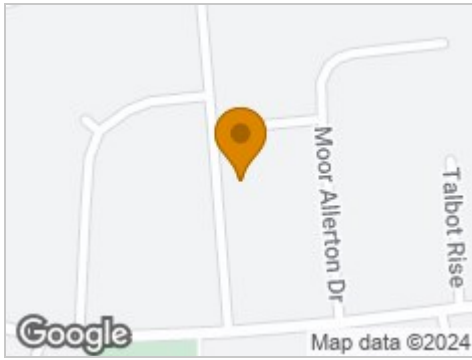
Mainly grassed, patio to the rear of property, plants and mature trees.

**IDEAL FAMILY HOME - THREE BEDROOMS – SEMI-DETACHED PROPERTY – GARDENS FRONT AND REAR – DRIVEWAY – DETACHED GARAGE - MOORTOWN - AVAILABLE IN LATE MAY – UNFURNISHED – HOLDING DEPOSIT REQUIRED**

An ideal family home, located in a neighborhood with good and outstanding schools, close to local amenities at Moortown Corner as well as bars and restaurants on Street Lane. This three bedroom semi-detached house benefits from gas central heating and UPVC windows. There are gardens to the front and rear, a driveway which fits several vehicles and a detached garage. Internally, it briefly comprises; entrance hall, lounge, dining room and separate kitchen on the ground floor. On the first floor there are two double bedrooms, landing, house bathroom, separate w/c and a further smaller bedroom. Energy rating – D



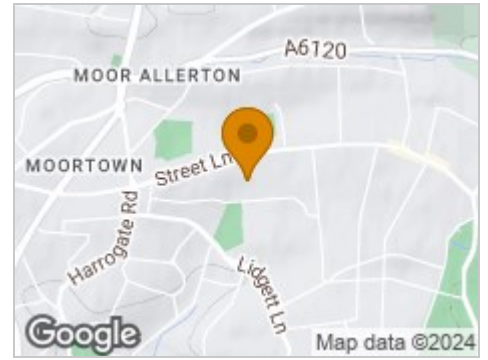
## Road Map



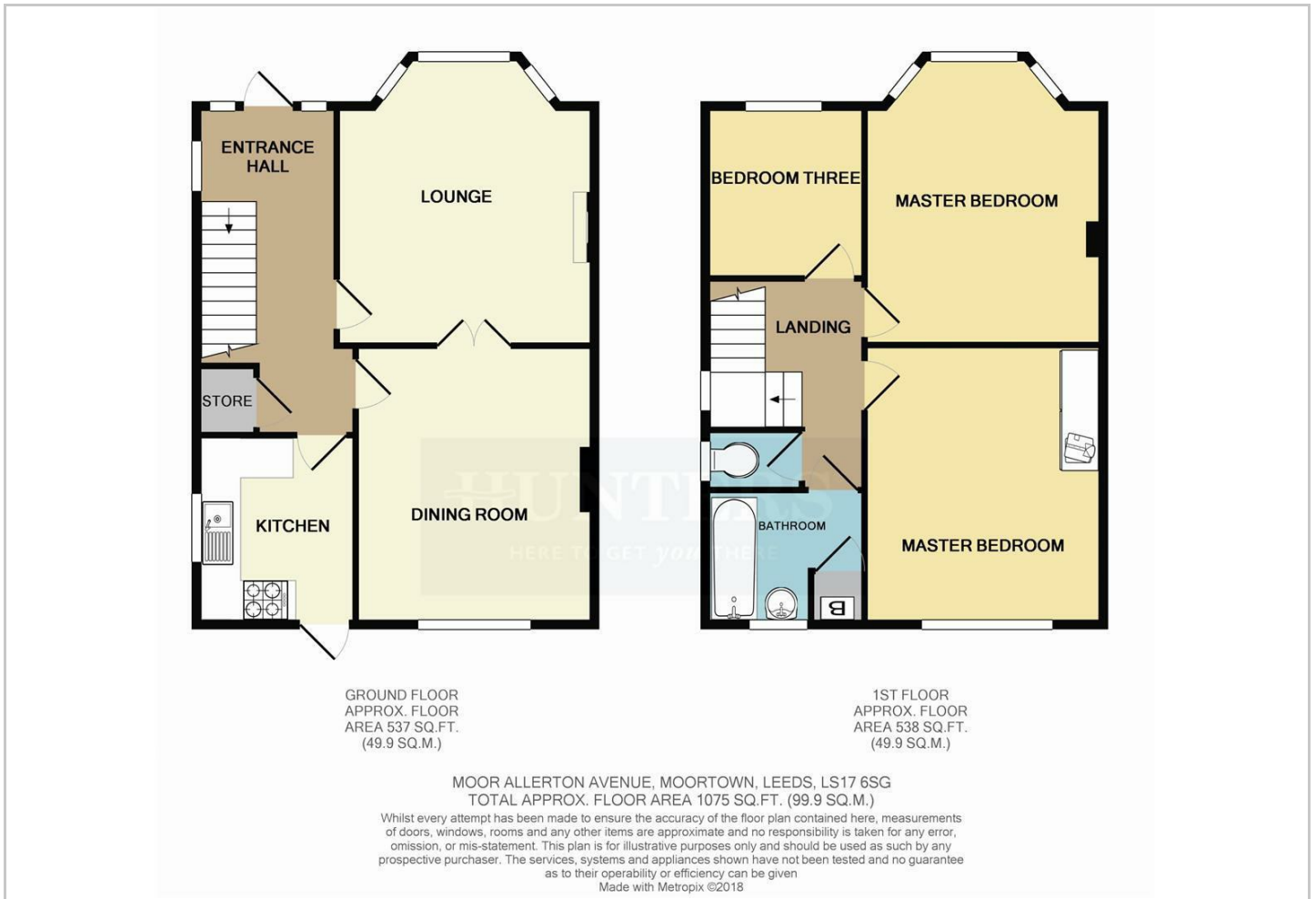
## Hybrid Map



## Terrain Map



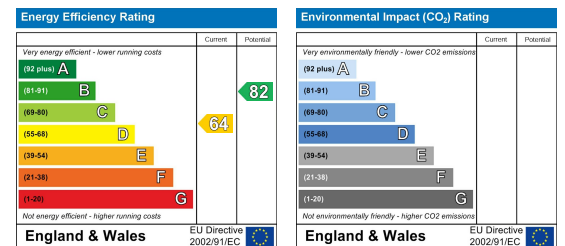
## Floor Plan



## Viewing

Please contact our Hunters North Leeds Lettings 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.