



**The Spinney, Moortown Leeds LS17 6SP**

**welcome to**

**The Spinney, Moortown Leeds**

A beautifully maintained and spacious three double bedroom detached home, ideally situated in the sought-after area of Moortown. This well-presented property offers generous living accommodation, including a lounge/diner, a utility room, a guest WC, and a large conservatory.



## **The Spinney Ground Floor**

### **Living Room**

15' 9" Max x 11' 6" Max ( 4.80m Max x 3.51m Max )

A spacious room having a wall mounted fire and open to the dining room. The bay window to the front allows a good amount of natural light to flow through.

### **Dining Room**

10' 8" Max x 8' 9" Max ( 3.25m Max x 2.67m Max )

Perfect for more formal dining and entertaining and open to the lounge. Sliding doors lead to the conservatory.

### **Kitchen**

10' 8" Max x 8' 8" Max ( 3.25m Max x 2.64m Max )

The kitchen offers a good range of wall and base units with shaler style doors, work surfaces incorporating a sink, drainer and gas hob. Integrated appliances include an oven and microwave,

### **Utility Room**

9' 7" Max x 8' 3" Max ( 2.92m Max x 2.51m Max )

Conveniently located close to the kitchen and having further wall and base units with work surfaces and spaces for all appliances.

### **Conservatory**

8' 8" Max x 17' 8" Max ( 2.64m Max x 5.38m Max )

A fabulous addition to this family home creating extra living accommodation. Fully glazed to three sides and roof with double doors leading out to the garden.

### **Guest Wc**

Always useful to have in a busy family home with a wc and wash hand basin.

## **First Floor**

### **Bedroom One**

12' 7" Max x 10' 4" Max ( 3.84m Max x 3.15m Max )

A double bedroom positioned to the front elevation with space for free standing furniture and access to en suite facilities.

### **En Suite**

Fully tiled and fitted with a three piece suite comprising of a shower cubicle, wc, wash hand basin and storage cupboard.

### **Bedroom Two**

12' 6" Max x 12' 3" Max ( 3.81m Max x 3.73m Max )

A double bedroom positioned to the front elevation with storage space.

### **Bedroom Three**

11' Max x 11' 6" Max ( 3.35m Max x 3.51m Max )

A double bedroom positioned to the rear elevation with space for free standing furniture and a window overlooking the garden.

### **Bathroom**

A modern bathroom, fully tiled and fitted with a three piece suite comprising of a bath with shower over, wash hand basin with storage below and wc.

### **Outbuildings**

A single garage, perfect for storage.

### **External**

To the front of the property there is a lawn and a block paved driveway to the side providing off street parking. To the rear there is a good size garden mostly laid to lawn with fenced borders.



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## The Spinney, Moortown Leeds

- Detached Family House
- Three Double Bedrooms
- Large Conservatory
- Master With En Suite Facilities
- Guest Wc

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers over

**£450,000**



Please note the marker reflects the postcode not the actual property

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