



**Carr Manor View, Leeds LS17 5AQ**



**welcome to**

## **Carr Manor View, Leeds**

This extended semi-detached home offers spacious living for modern family life. Featuring three bedrooms, two bathrooms, a reception/guest room with en suite, garden room, large driveway, and a handy downstairs WC, it's perfect for growing families seeking comfort and flexibility.



### **Entrance Hall**

Enter from the front into the welcoming hallway with a downstairs wc and stairs leading to the first floor.

### **Downstairs Wc**

With a wc and basin.

### **Lounge**

A spacious, bright and airy room with a large bay window to the front allowing a good amount of natural light to flow through.

### **Kitchen/Diner**

A modern kitchen offering a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob with extractor fan above and a tiled splashback. There is an integrated oven and spaces for further appliances. The dining area has double doors leading to the reception/guest room.

### **Utility Room**

With further storage cupboard and housing the boiler.

### **Reception/Guest Room**

A great addition to this family home creating extra living accommodation. This versatile room would be perfect for guests with having access to an en suite shower room. Additionally there are double doors leading to the garden.

### **Shower Room**

A modern shower room with a tiled shower cubicle, basin with storage below and wc.

### **Bedroom One**

A spacious double bedroom with fitted wardrobes.

### **Bedroom Two**

A double bedroom with fitted wardrobes.

### **Bedroom Three**

A single bedroom with a built in cupboard.

### **Bathroom**

Fully tiled and fitted with a four piece suite comprising a bath, shower cubicle, basin with storage below and wc.

### **Outside**

To the front of the property there is a driveway providing off street parking for multiple vehicles. The rear garden is mainly laid to lawn with a covered seating area.

### **Garden Room**

A versatile space which would be perfect as a home office or extra living space depending on the buyers needs.



***view this property online*** [williamhbrown.co.uk/Property/MRT107176](http://williamhbrown.co.uk/Property/MRT107176)



**welcome to**

## **Carr Manor View, Leeds**

- EXTENDED SEMI DETACHED HOUSE
- SPACIOUS LIVING ACCOMMODATION
- THREE BEDROOMS
- TWO BATHROOMS
- RECEPTION/GUEST ROOM WITH EN SUITE SHOWER ROOM

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers in the region of

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MRT107176](https://williamhbrown.co.uk/Property/MRT107176)



Property Ref:  
MRT107176 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 269 6226**



[moortown@williamhbrown.co.uk](mailto:moortown@williamhbrown.co.uk)



406 Harrogate Road, LEEDS, West Yorkshire,  
LS17 6PY



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**