



**9 High Moor Crescent, Moortown, Leeds, LS17 6EE**

**£435,000**

NO CHAIN - A stunningly, modern and successfully extended two bedroom dormer bungalow in one of Moortowns most popular family addresses. Offering superb open plan kitchen dining, first floor master bedroom and high quality fittings throughout. Fully UPVC double glazed windows and gas central heating.

Accommodation includes hallway with versatile utility cupboard, spacious modern fitted kitchen opening to dining and sitting areas, lounge, ground floor bedroom and shower room. First floor spacious master bedroom suite with ensuite shower room. Located on the border with Moortown, Alwoodley and Roundhay, the position offers superb access to local amenities, shops, restaurants and road links to Leeds City Centre.



## GROUND FLOOR

uPVC double glazed door leading into

## HALL



Central heating radiator, bifolding doors opening to

## UTILITY CUPBOARD

Gas-fired 'combi' central and water heating boiler, plumbed for washing machine

## OPEN PLAN KITCHEN/DINING/SITTING ROOM

21'3" x 8'10" + 12'5" x 12'9" (6.5m x 2.7m + 3.8m x 3.9m)

Comprising

## KITCHEN



Modern range of fitted units and worktops and under-unit lighting, breakfast bar, stainless steel 1.5 bowl sink with mixer tap and drainer, integrated dishwasher, built in oven, electric hob with extractor above. uPVC double glazed window to garden.

## KITCHEN



## KITCHEN



## SITTING ROOM

15'1" x 13'1" (4.6m x 4.0m)



uPVC double glazed bay window to front, central heating radiator



## SITTING ROOM



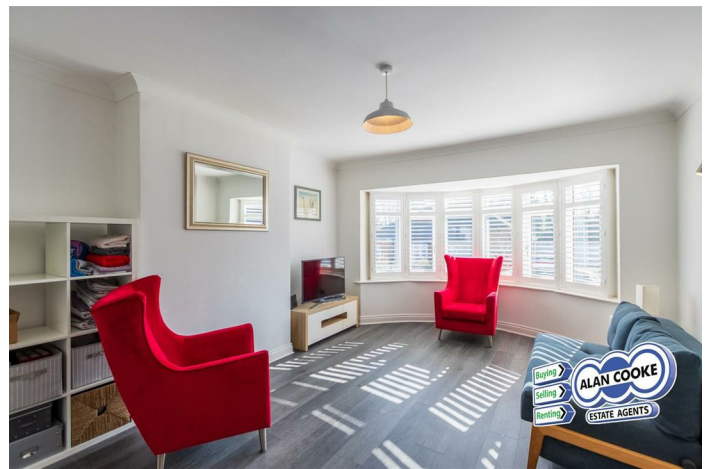
## DINING AREA



## SITTING ROOM



## LOUNGE



## DINING AREA



Staircase leading up to first floor. store cupboard. Glazed double doors leading to:

## BEDROOM 2

11'9" x 9'2" (3.6m x 2.8m)



Ground floor double bedroom with built in wardrobes, central heating radiator, uPVC double glazed window





## SHOWER ROOM

5'10" x 7'6" (1.8m x 2.3m)



Walk-in shower cubicle, low wc, vanity washbasin, heated towel rail, part ceramic tiled walls, uPVC double glazed window

## FIRST FLOOR

### LANDING

Velux window

### BEDROOM 1

12'1" x 20'8" + 11'5" x 6'10" (3.7m x 6.3m + 3.5m x 2.1m)



Spacious 'L' shaped master bedroom with uPVC double glazed windows to rear and side and velux window to front, central heating radiator, 2 x central heating radiator, under eave storage,

## BEDROOM 1



## BEDROOM 1



## BEDROOM 1



## ENSUITE SHOWER ROOM

8'10" x 6'6" (2.7m x 2.0m)



Walk-in shower cubicle, low wc, vanity washbasin, heated towel rail, part ceramic tiled walls, uPVC double glazed window

## OUTSIDE



To front: Low wall and paved driveway offering off street parking.

To rear: Garden with artificial turf and fixed gazebo on stone-paved patio

## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## COUNCIL TAX

Band C

## DIRECTIONS

From our Moortown office on Harrogate Road, turn onto Shadwell Lane. Turn right onto High Moor Crescent where the property is on the left.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS


All measurements quoted are approximate.

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.



## Energy Efficiency Rating

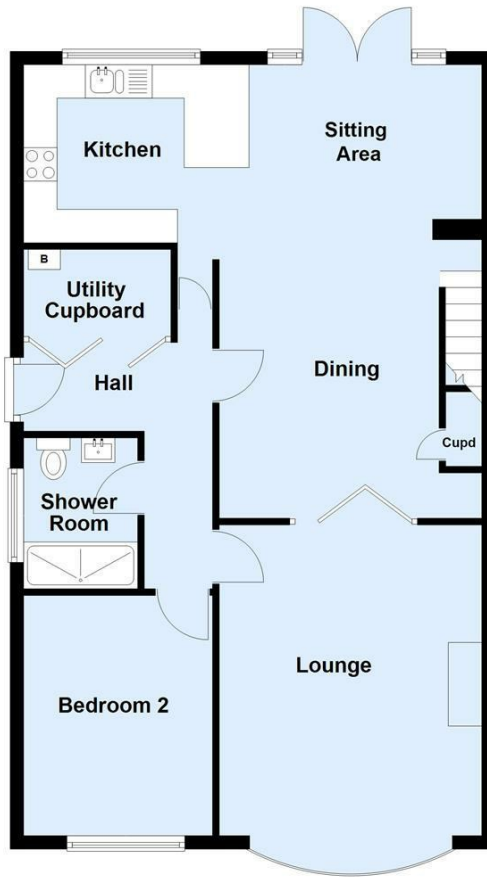
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**Ground Floor**

Approx. 79.1 sq. metres (851.9 sq. feet)



**First Floor**

Approx. 41.5 sq. metres (446.4 sq. feet)

