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**24 Bentcliffe Gardens, Moortown, Leeds, LS17 6QS**

Asking Price: £475,000

Energy Rating: C

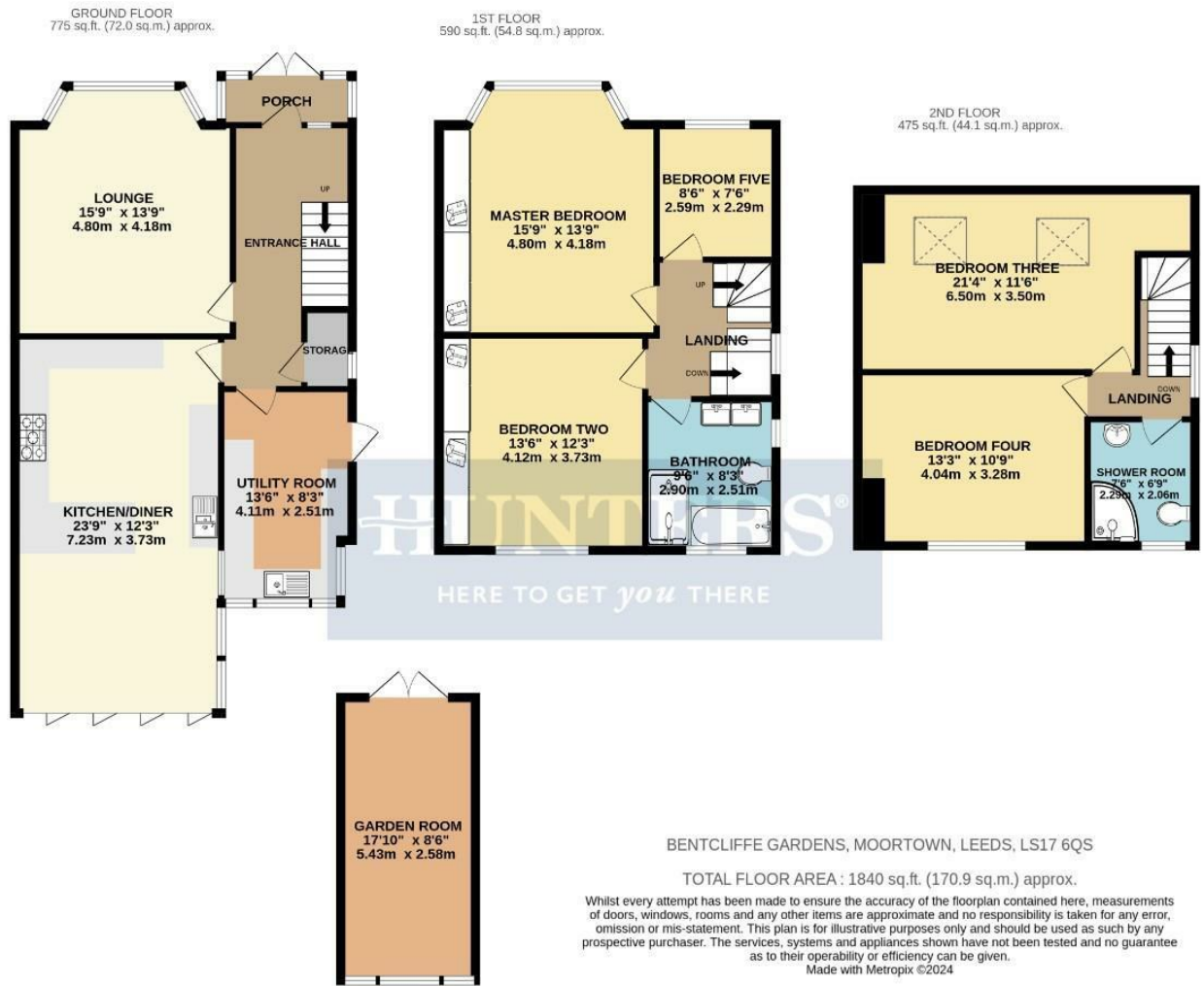
# 24 Bentcliffe Gardens, Moortown, Leeds, LS17 6QS

Asking Price £475,000

FANTASTIC FAMILY HOME - FIVE BEDROOMS – EXTENDED SEMI-DETACHED HOUSE - TWO BATHROOMS – FABULOUS VIEWS OVER PARK – GARDENS FRONT AND REAR – DRIVEWAY - MOORTOWN – UTILITY ROOM

Located in Moortown this fantastic five bedroom semi-detached house is an ideal family home. Situated close to schools, shops, pubs, bars and restaurants among other great amenities. The property ticks all the boxes for anyone looking at this space in the market. Externally there are gardens to the rear with access onto the park through secured gates, driveway and a garage. Internally it briefly comprises, entrance hall, lounge, kitchen dining room and utility room on the ground floor. On the first floor there are two double bedrooms, four piece bathroom, landing and further smaller bedroom. On the second floor there are two further double bedrooms, landing and shower room. Energy rating – C

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BENTCLIFFE GARDENS, MOORTOWN, LEEDS, LS17 6QS

TOTAL FLOOR AREA : 1840 sq.ft. (170.9 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<b>England &amp; Wales</b>		

**Porch**

9'6" (max) - 3'3" (max)  
Double doors to the front.

**Entrance Hall**

16'3" (max) - 8'3" (max)  
Radiator and stairs to the upper level.

**Store Room**

5'0" (max) - 3'0" (max)  
With plumbing ready for downstairs w/c.

**Lounge**

15'9" (max) - 13'9" (max)  
Radiator and bay window.

**Kitchen Dining Room**

23'9" (max) - 12'3" (max)  
Space for freestanding oven, extractor fan, radiator, built in breakfast bar, sink inset to counter tops, bifolding doors and a range of wall and base units.

**Utility Room**

13'6" (max) - 8'3" (max)  
Stainless steel sink with drainer, door to the side, tiled floor, bay window, plumbing for washing machine and a range of wall and base units.

**First Floor Landing**

8'3" (max) - 8'0" (max)  
Stairs to the upper and lower level.

**Master Bedroom**

15'9" (max) - 13'9" (max)  
Radiator, bay window and built in wardrobes.

**Bedroom Two**

13'6" (max) - 12'3" (max)  
Radiator and built in wardrobes.

**Bedroom Five**

8'6" (max) - 7'6" (max)  
Radiator.

**House Bathroom**

9'6" (max) - 8'3" (max)  
Fully tiled walls and floor, panel bath, tiled shower cubicle with glass enclosure, double his and hers wash hand basin, heated towel rail and w/c.

**Second Floor Landing**

10'0" (max) - 6'9" (max)  
Stairs to the lower level.

**Bedroom Three**

21'4" (max) - 11'6" (max)  
Radiator and Velux windows.

**Bedroom Four**

13'3" (max) - 10'9" (max)  
Radiator.

**Shower Room**

7'6" (max) - 6'9" (max)  
Fully tiled walls and floor, shower cubicle with glass enclosure, heated towel rail, wash hand basin and w/c.

**Front Gardens**

Dwarf wall with planters and paved parking area.

**Driveway**

Gated with parking for several vehicles.


**Garage**

17'10" (max) - 8'6" (max)  
Double doors, storage, power and lights. Currently set up as a work space.

**Rear Garden**

Grassed lawns, paved patio area, raised decking area and secure gate to the playing fields.

**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>80</b>	<b>80</b>
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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.









