



## 70 HIGH MOOR CRESCENT

LS17 6DU

£550,000  
FREEHOLD

Situated in the highly sought-after residential area of Moor Allerton, High Moor Crescent presents a beautifully proportioned, detached family home blending versatile living spaces with a highly functional layout. Spanning an impressive 1,356 square feet of internal living space, the property offers a wonderful balance of spacious reception rooms, dedicated work-from-home spaces, and comfortable bedroom accommodation arranged over two thoughtfully configured floors.

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SELLERS OF THE FINEST HOMES

# 70 HIGH MOOR CRESCENT

- Situation in the sought after area of Moortown
- Three spacious double bedrooms
- Modern shower room plus luxurious family bathroom
- Bright, airy interiors filled with natural light
- Immaculately presented throughout with high specification appliances
- Detached garage with ample driveway parking
- Move-in ready with modern finishes
- Beautiful water feature in the garden



Upon entering the ground floor, you are welcomed by an inviting central hallway that seamlessly connects the two spacious ground floor bedrooms and large living space. To the front, a beautifully designed large double bedroom features a classic bay window that floods the room with natural light.

Further along the ground floor, you will find a remarkably spacious principal master suite. Serving this level is a modern three-piece shower room, complete with a walk-in shower enclosure, wash hand basin, and low-level WC.

The true showpiece of the home is located at the rear: an expansive, full-width open-plan kitchen and dining room designed for modern family life and entertaining. This spectacular space features a high-specification central island unit and large folding doors that open directly onto the rear grounds, seamlessly blending indoor and outdoor living. Enhancing the space further, stunning roof lanterns over the dining and living areas flood the room with a significant amount of additional natural light, creating an exceptionally bright and airy atmosphere.

Ascending to the first floor, a spacious landing leads to two further double bedrooms and the main family bathroom. The impressive principal bedroom features dual-aspect skylights that create a bright, airy ambiance with ample space for a dressing area. The third bedroom is another well-proportioned double room overlooking

the rear garden. Serving this floor is a grand family bathroom suite complete with a full-length bathtub, low-level WC, wash hand basin, and accessible built-in storage.

Externally, the property benefits from a generous detached single garage and ample off-road parking, providing secure vehicle storage or excellent workshop space.

A particular highlight of this property is the beautifully landscaped, low-maintenance rear garden, meticulously designed to create a private oasis perfect for relaxation and outdoor entertaining. Featuring a tranquil water feature alongside an artificial lawn bordered by premium grey slate paving, the garden effortlessly combines contemporary style with everyday practicality.

## REASONS TO BUY

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## ENVIRONS

This home is situated in Moortown, and offers easy access to both the centre of Moortown and the amenities in Roundhay. It is ideal for those who want a private setting, but also want to be close to various amenities and transportation links. Within close proximity, you'll find the David Lloyd Leisure Centre, Moor Allerton Shopping Centre, as well as many popular shops, bars and restaurants in Moortown, Roundhay and Chapel Allerton. This area has an abundance of green spaces, with Moortown Park located just a stone's throw away. There are also woodland walks and easy access to Roundhay Park. Furthermore, there is a great selection of both primary and high schools within a short distance, as well as frequent transport links to the city centre and Ring Road.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is Freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the exclusive selling agent Monroe Estate Agents

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

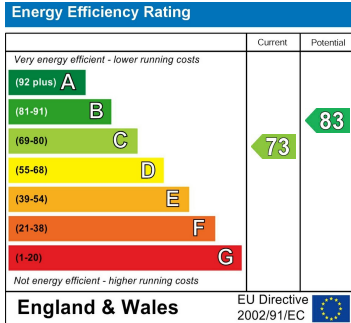
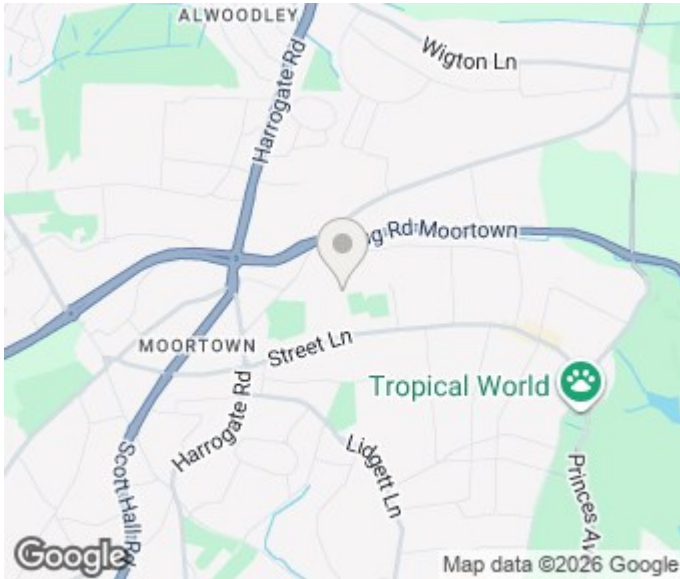
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1356.00 sq ft

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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