



25 Carr Manor Road, Moortown, Leeds, LS17 5AY

£375,000

Offering superb family accommodation, this is a well-presented and very much cherished three bedroom semi-detached house. Fully UPVC double-glazing and gas-combi central heating system.

Accommodation includes entrance porch, hallway, lounge, dining room, fitted kitchen. First floor landing, two double bedrooms with built-in wardrobes, a single third bedroom, and a white bathroom suite. Enclosed rear gardens. lawned and stocked gardens to front and south-facing enclosed lawned garden to rear. Driveway to detached garage.

The property is well located within the family-friendly Carr Manor neighbourhood. Great location for local schools - local conveniences include Moortown, Chapel Allerton & Meanwood shops, restaurants and Waitrose supermarkets, David Lloyd leisure centres, open fields and popular walking routes.

GROUND FLOOR

Secure double glazed door with double glazed side panels into:

PORCH

Glazed door leading to:

HALLWAY



Turned staircase leading up to first floor, under-stairs storage cupboard, central heating radiator

LOUNGE

13'9" x 11'9" (4.2m x 3.6m)



uPVC double glazed bay window to front, feature fireplace around gas 'living-flame' fire, central heating radiator

DINING ROOM

13'1" x 11'9" (4.0m x 3.6m)



uPVC double glazed windows and door with south facing aspect leading into rear garden, wood effect laminated floor, central heating radiator, feature fireplace around gas 'living-flame' fire

DINING ROOM



KITCHEN

9'6" x 8'6" (2.9m x 2.6m)



Range of fitted units with corresponding worktops, inset 1.5



bowl sink, gas hob, built in oven, microwave, uPVC double glazed window to side. Pantry containing gas-fired 'combi' central and water heating boiler

FIRST FLOOR

LANDING

Ceiling hatch access to loft, linen cupboard

BEDROOM 1

13'9" x 11'9" (4.2m x 3.6m)



uPVC double glazed bay window, central heating radiator, generous range of built in wardrobes

BEDROOM 2

13'1" x 9'6" (4.0m x 2.9m)



uPVC double glazed window, central heating radiator, built in wardrobes with sliding mirrored doors

BEDROOM 3

9'2" x 6'2" (2.8m x 1.9m)



uPVC double glazed window to front, central heating radiator

BATHROOM

5'10" x 8'2" (1.8m x 2.5m)



White suite of panel bath with wall mounted electric shower, low wc, pedestal washbasin, heated towel rail, 2 x uPVC double glazed windows

OUTSIDE



Low front wall, lawned garden to front. Driveway leading to



garage.

To rear: detached garage, shed, lawned and stocked enclosed south facing garden

Alan Cooke Estate Agents Ltd

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OUTSIDE



COUNCIL TAX

Band C

EPC

TBC

TENURE

Freehold

DIRECTIONS

From King Lane, turn into Carr Manor Road where the property is shortly 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.

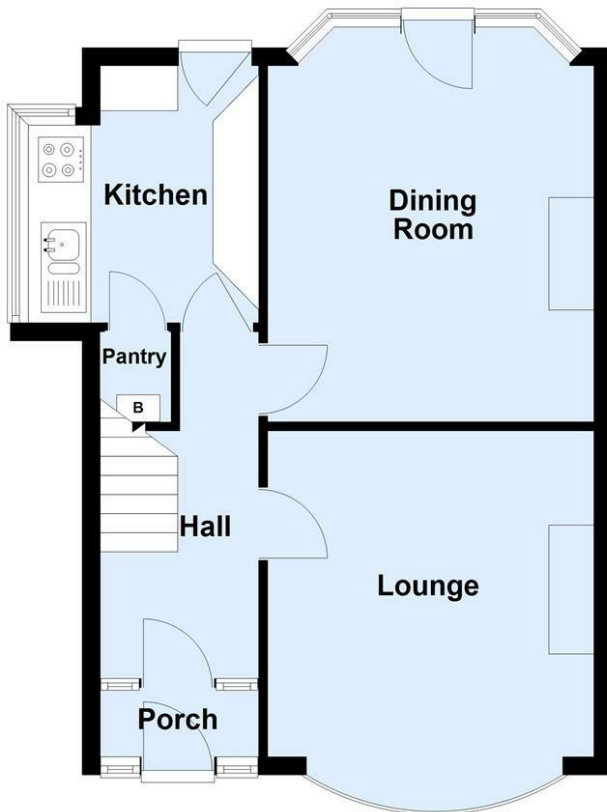
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)

