



18 The Spinney, Moortown, LS17 6SP



Key Features

- Sought after location, just off Street Lane
- Thoughtfully extended family home
- Kitchen/dining room with garden access
- Living room with bay window and gas fire
- Second sitting area opening onto the rear garden
- Three generous bedrooms, one with en-suite
- Stylish house bathroom
- Beautifully landscaped gardens
- Integral garage, W.C. and useful utility area
- Solar panels



A beautifully presented three bedroom detached property, set in a cul-de-sac just off Street Lane.





Tucked away in a lovely position just off Street Lane, in the ever-popular Moortown area of North Leeds, this charming and thoughtfully extended family home offers a wonderful combination of spacious accommodation, contemporary touches and beautifully established gardens.

The property has clearly been a much-loved home, with a warm and welcoming feel throughout. Its versatile layout provides plenty of space for both everyday family life and entertaining, whilst the lovely connection between the living accommodation and gardens is a particularly appealing feature.

The ground floor offers two generous reception areas, providing flexibility for modern family living. The main lounge is a lovely, comfortable space with a large bay window allowing natural light to flood in, complemented by an attractive living flame gas fire. An archway leads through to a further sitting room, which enjoys views over the rear garden and doors opening directly outside, creating a peaceful spot to sit and relax.

The kitchen has been thoughtfully extended to create a spacious and sociable area, beautifully appointed with sleek contemporary cabinetry, contrasting work surfaces and a lovely outlook over the garden. There is ample space for dining, making this a wonderful room for bringing family and friends together. Electric underfloor heating adds an extra touch of comfort, whilst direct access to the garden allows the indoor and outdoor spaces to flow naturally together during the warmer months.

A guest WC and useful additional storage complete the ground floor, whilst the integral garage also incorporates a practical utility area without compromising on valuable storage space.

Upstairs, the property offers three generously proportioned bedrooms, each with its own individual appeal. One bedroom benefits from en-suite facilities, whilst the impressive bedroom positioned above the garage has been extended into the roof space, creating a particularly spacious and interesting room complete with fitted wardrobes and a Juliet balcony. A beautifully appointed contemporary house bathroom, featuring both a bath and separate walk-in shower, and electric underfloor heating completes the first-floor accommodation.

One of the most special features of this home is undoubtedly its gardens. Lovingly designed and created by the current owner, the outdoor spaces have been carefully considered to provide year-round interest, colour and character.

The enclosed rear garden is a delightful retreat, with established planting, attractive decking and a charming pond and water feature. It offers a wonderful sense of privacy and tranquillity, with different areas to sit, entertain or simply enjoy the surroundings.

To the front, the gardens are equally appealing, with a pretty chamomile lawn surrounded by an abundance of mature shrubs, flowers and carefully selected planting, creating a welcoming first impression and a lovely approach to the house.

The location is another real highlight. Positioned just off Street Lane, the property is ideally placed to enjoy the fantastic selection of independent shops, cafés, restaurants and everyday amenities nearby which include Moortown Park. The beautiful open spaces of Roundhay Park are also within easy reach, together with excellent connections to Chapel Allerton, Roundhay and Leeds city centre.

A wonderfully welcoming home with generous, flexible accommodation and truly delightful gardens, offering an excellent opportunity to enjoy life in one of North Leeds' most desirable and convenient locations.

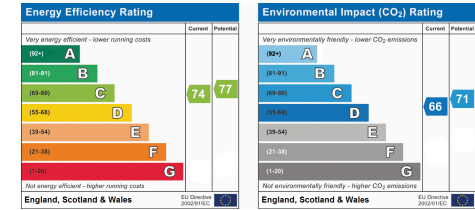
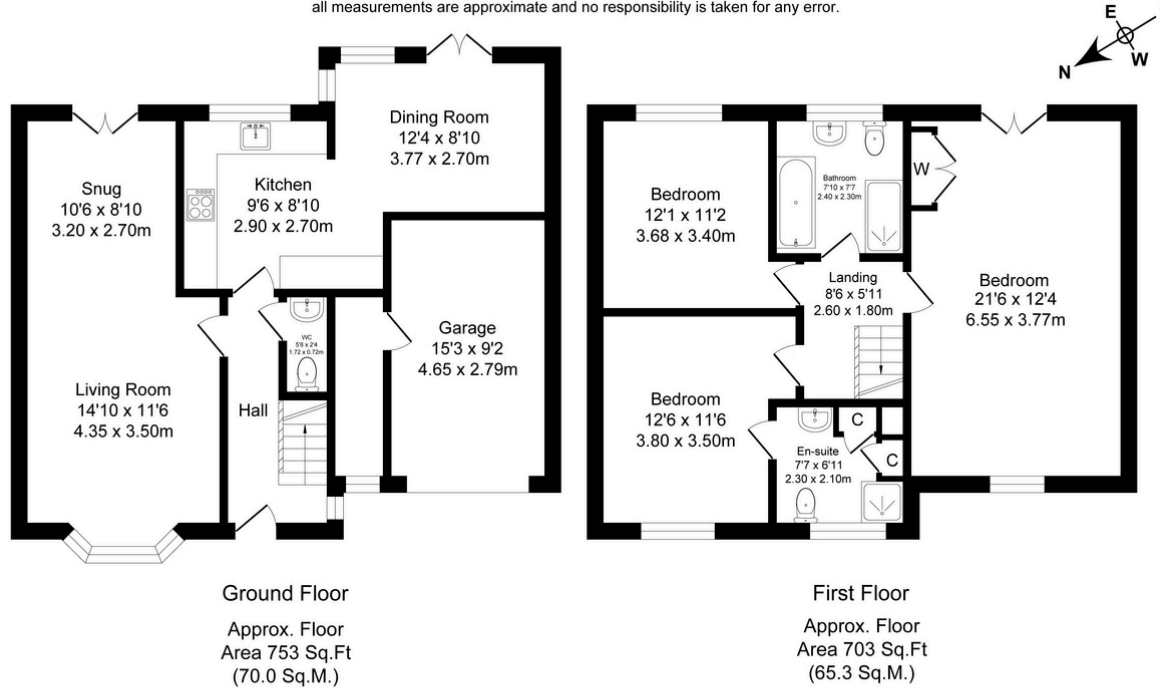
Services: We are advised that the property benefits from mains gas, electricity, water and drainage, together with broadband connectivity. Solar panels are also installed, providing an additional energy-efficient feature.



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Total Approx. Floor Area 1456 Sq.ft. (135.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: E
Council Authority: Leeds City Council