



CORNERSTONE

4 Nunroyd Road, Moortown, Leeds, LS17 6PF



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4 Nunroyd Road

Guide Price £475,000

Welcome to 4 Nunroyd Road, Moortown, Leeds, LS17 6PF.

The first viewings are on Saturday, the 13th September 2025, strictly by appointment only.

Step inside this beautifully presented four-bedroom semi-detached home, situated in one of Moortown's sought-after neighbourhoods.

Immaculately finished and thoughtfully updated throughout, this superb property blends stylish, modern living with warmth and original character from its charming period features.

Ideal to suit a range of buyers, especially young and growing families, this spacious home offers generous living accommodation, with light-filled rooms and tasteful decor throughout.

The accommodation on the ground floor comprises a commanding hallway which leads to an open plan kitchen diner, sitting room, utility room incorporating a good floor W.C. and a large under-stairs storage cupboard.

A grand staircase with a stained glass window above leads up to the landing. The landing leads to three double bedrooms, a single bedroom and the family bathroom. A pull-down loft ladder is found above the landing, which gives access to a large loft with a skylight window.

Located just off Harrogate Road near the centre of Moortown, this home is perfectly positioned to enjoy the best of North Leeds. Residents benefit from a wealth of local amenities, including popular shops, cafes, restaurants, and highly regarded schools. You're also just minutes away from the vibrant centres of Chapel Allerton and Street Lane, offering a fantastic array of independent boutiques, eateries, bars and much more.

Good transport links ensure easy access to Leeds city centre and beyond, while nearby parks and green spaces offer plenty of recreation opportunities. Roundhay Park is less than a five-minute drive away.

Internal viewing is highly recommended to truly appreciate everything this wonderful home has to offer.

Hallway

You step onto a porch, and then you can enter the hallway through a charming period red timber door with glass panels. The hallway is neutrally decorated with high ceilings boasting coving, a picture rail, panelling and a lovely wood floor. The hallway leads to the open plan kitchen diner, sitting room, utility room with ground floor W.C., the staircase to the first floor and an under-stairs storage cupboard.

Open Plan Kitchen Diner

A stunning open plan kitchen diner that boasts a beautiful kitchen with double-glazed French doors that lead out into the rear garden. The kitchen comprises white stylish cabinetry with stunning worktops and an island. The kitchen utilities comprise an inset stainless steel sink with drainage channels cut into the worktop. An integrated Neff oven, microwave, and an integrated dishwasher. The cooking hob is located on the island. The island is perfect for sitting, enjoying a drink or an informal meal. The dining area is a good size, offering plenty of space for a formal dining table and a sofa. A commanding double-glazed bay window with a lovely elevated view of the rear garden is present, while also letting light stream in. A stunning stove creates a lovely focal point, and an impressive bespoke wardrobe-style pantry cupboard exists to the side of the chimney breast, perfect for additional storage. To conclude, a brilliant open plan space that is truly the heart of this home.

Sitting Room

A large sitting room decorated in a neutral but modern tone with coving to the ceiling and a double-glazed bay window to the front elevation. A feature fireplace creates a pleasant focal point, and on both sides of the chimney breast, there is fitted shelving. (Please note the stove is not fitted and not included in the sale.) A stylish column radiator is also found in this room.

Utility Room & Ground Floor W.C.

Finished in a modern neutral tone, this room has space for a washing machine and a tumble dryer. A wood floor, a picture rail and a beautiful stained glass window exist. A toilet, a wash basin with drawers below and a chrome heated towel radiator complete the W.C.

Landing

A lovely staircase leads from the hallway to the first-floor landing, which is neutrally decorated with a stunning stained glass window above the staircase. The landing has a high ceiling, a pull-down loft ladder giving access to a large loft space with a skylight window. The landing leads to three double bedrooms, a single bedroom and the family bathroom.

Principal Bedroom

A hugely spacious principal bedroom that is decorated in a neutral but modern colour with coving to the ceiling. A double-glazed window is present to the front elevation, and a feature column radiator adds a touch of class.

Double Bedroom Two

A spacious, neutrally decorated bedroom with coving to the ceiling, with a large double-glazed window to the rear elevation.

Double Bedroom Three

Again, a spacious bedroom that is neutrally decorated with a double-glazed window to the front elevation.

Bedroom Four

A good-sized single bedroom that is neutrally decorated with a double-glazed window to the rear elevation.

Family Bathroom

A stylish and spacious bathroom that is partially tiled, comprising a bath with a flexible shower hose, a good-sized corner shower cubicle with a rain dance shower head above and a second flexible shower hose. A pedestal wash basin, a toilet and a chrome towel radiator are also present. A frosted double-glazed window allows natural light in.

Driveway & Front Garden

The property has a tarmac driveway offering off-road parking. The front garden is laid with crushed slate for ease of maintenance. The boundaries are defined by well-tended mature hedging, which creates plenty of privacy. You can access the rear garden through a timber gate that is found down the side of the property.

Rear Garden

A beautiful south-facing rear garden that comprises a raised timber deck, which has direct access in and out of the open plan kitchen diner through double-glazed French doors. The timber deck leads down to the lawn, which is surrounded by planted borders adding colour to the garden. Double timber doors access a fantastic garden room.

Garden Room

A bespoke garden room that is accessed by double doors. It has double-glazed windows and a skylight for natural light to flood in. It has power with electricity and external up and down lighting. This space is perfect for a home office, a gym, a pottery room, the possibilities are endless.

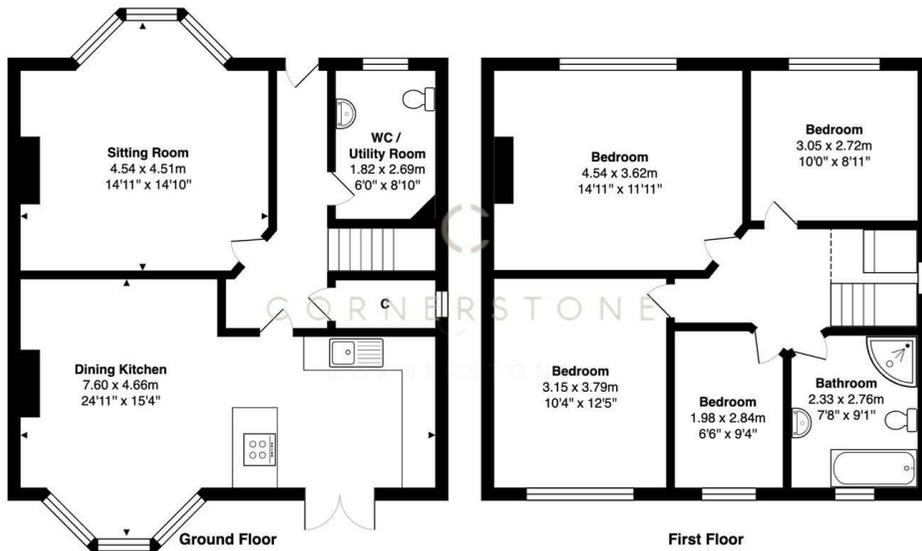
Important Information

TENURE - FREEHOLD.

Council Tax Band D.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including giftors) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftors. A non-refundable fee of £36.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested





Total Area: 119.6 m² ... 1288 ft²
 All measurements are approximate and for display purposes only

documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process. Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

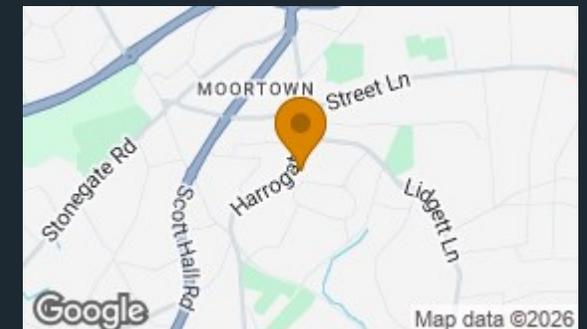
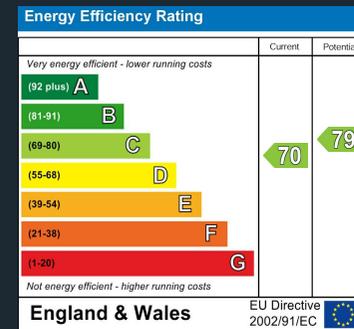
3. Measurements: These approximate room sizes are only intended as general guidance.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract, the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority
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Council Tax Band
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