



High Moor Drive, Leeds LS17 6EB

welcome to

High Moor Drive, Leeds

A spacious semi-detached dormer bungalow located in one of Leeds' most sought-after areas. This property offers four generously sized double bedrooms, two modern bathrooms, low-maintenance gardens, a private driveway, and a detached garage.



Entrance Hall

Enter from the side into the spacious hallway with access to all ground floor rooms and stairs leading to the first floor.

Lounge

12' 4" Max x 12' 3" Max (3.76m Max x 3.73m Max)

A bright and airy room with a storage cupboard and fully glazed sliding doors leading out to the garden.

Kitchen

9' 8" Into bay x 7' 4" Max (2.95m Into bay x 2.24m Max)

The kitchen offers a range of wall and base units with work surfaces incorporating a sink, drainer and gas hob. There is an integrated oven and spaces for all appliances.

Bedroom One

14' 11" Plus Bay x 12' 1" Max (4.55m Plus Bay x 3.68m Max)

A spacious double bedroom positioned to the front elevation with ample space for free standing furniture.

Bedroom Four

9' 7" Into bay x 9' 2" Max (2.92m Into bay x 2.79m Max)

A double bedroom positioned to the front elevation with space for free standing furniture.

Shower Room

Well presented and comprising a walk in shower, wash hand basin, wc and chrome heated towel rail.

Landing

The stairs rise from the hallway onto the spacious landing with skylights allowing a good amount of natural light to flood the space.

Bedroom Two

11' 10" Max x 11' 1" Max (3.61m Max x 3.38m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bedroom Three

11' 3" Max x 10' 5" Max (3.43m Max x 3.17m Max)

A double bedroom positioned to the rear elevation with space for free standing furniture.

Bathroom

A modern bathroom with tiled walls, fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage below, wc and a chrome heated towel rail.

Outside

There are low maintenance gardens to the front and rear and a driveway to the side providing off street parking.

Garage

A single detached garage with an up and over door and side access door.



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High Moor Drive, Leeds

- **GUIDE PRICE £400,000 - £425,000**
- SEMI DETACHED DORMER BUNGALOW
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- LOW MAINTENANCE GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£435,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106836 - 0002

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