



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**67 Highwood Avenue, Moortown, Leeds, LS17 6EW**  
Energy Rating: B | Council Tax Band: C  
Offers Over £350,000

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IMMACULATE MOVE IN READY CONDITION - SUPERB SEMI-DETACHED HOUSE – EXTENDED TO THE REAR AND SIDE - THREE BEDROOMS – DOWNSTAIRS W/C - GARDENS TO THE FRONT AND REAR – DRIVEWAY – ATTACHED GARAGE – MASSIVE POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING – SOLAR PANELS ON THE ROOF - MOORTOWN

A massive opportunity for growing families, first time buyers or anyone looking for a move in ready home, this three bedroom extended semi-detached house is in great condition with has huge portent to further extend subject to the appropriate planning permissions. Located on a quiet street in Moortown, the property is close to good and outstanding primary and secondary school, shops, bars, restaurants, parks, transport links and other great amenities close by. There are gardens to the front and rear, a driveway, solar panels on the roof and attached garage, externally. Internally it briefly comprises; entrance hall, lounge, dining room, open plan kitchen breakfast room and downstairs w/c, on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - B

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>82</b>	<b>85</b>
	EU Directive 2002/91/EC	
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Entrance Hall**

13'6" (max) - 6'3" (max)

Radiator and stairs to the upper level.

**Store Room**

4'3" (max) - 3'0" (max)

**Lounge**

13'6" (max) - 10'6" (max)

Electric fire with surround, radiator and open plan to the dining room.

**Dining Room**

11'3" (max) - 9'3" (max)

Radiator and open plan to the lounge.

**Kitchen Breakfast Room**

22'6" (max) - 21'3" (max)

Central island with hob and extractor hood over, stainless steel sink with drainer, integrated dishwasher and washing machine, fridge freezer, double fan oven, integrated microwave and coffee maker, under counter pull out bin, radiators, tiled floor, double doors to the rear gardens, door to the driveway and a range of wall and base units.

**Downstairs W/C**

4'6" (max) - 4'0" (max)

Wash hand basin, integral door to the garage, radiator and w/c.

**Landing**

7'0" (max) - 6'6" (max)

Stairs to the lower level and access to the loft.

**Master Bedroom**

13'6" (max) - 9'9" (max)

Radiator and Hammonds built in wardrobes.

**Bedroom Two**

11'3" (max) - 9'9" (max)

Radiator and Hammonds built in wardrobes.

**Bedroom Three**

10'0" (max) - 7'0" (max)

Radiator and Hammonds built in wardrobes.

**Bathroom**

7'9" (max) - 7'0" (max)

Half tiled walls and tiled floor, panel bath with shower over, wash hand basin with pedestal under, radiator and w/c.

**Front Gardens**

Grassed lawns, flower beds, plants, bushes and walkway to the front door.

**Driveway**

With parking for several vehicles.

**Attached Garage**


19'3" (max) - 10'6" (max)

Powered up and over garage door, door to the rear gardens, power and lights.

**Rear Gardens**

Grassed lawns, flower beds, plants, bushes, patio area and mature trees and hedges making the garden private.

**Energy Efficiency Rating**

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









