

20 Bracken Hill, Moortown

£415,000

ALAN COOKE
SALES & LETTINGS

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EXTENDED – TURN KEY CONDITION – THREE BEDROOM SEMI DETACHED HOUSE – QUIET CUL DE SAC LOCATION – NESTLED BETWEEN CHAPEL ALLERTON AND MOORTOWN – SOUTH EAST FACING, ENCLOSED REAR GARDEN – GARAGE – OPEN PLAN DINING KITCHEN

In this highly sought-after and quiet residential cul-de-sac, this beautifully presented three-bedroom semi-detached home enjoys a prime location within walking distance of the vibrant hubs of both Moortown and Chapel Allerton. Offering the perfect blend of contemporary and spacious living, an internal viewing is essential to fully appreciate the space and quality on offer.

Comprising of: Entrance Hallway: A welcoming and bright hallway giving access to the ground floor living spaces. Living Room: A spacious bay-fronted reception room, centered around a contemporary gas fire with a stylish surround, perfect for those autumn/winter evenings. Open-Plan Dining Kitchen: The true heart of the home, this high-specification kitchen delivers an immediate 'wow factor'. Finished to an high standard, it boasts contemporary units, sleek granite worktops, and integrated appliances. The layout incorporates both a breakfast bar and ample space for a family dining table, making it an ideal hub for everyday living and entertaining. Conservatory: Flowing naturally from the kitchen, this bright and airy space serves as a fantastic secondary reception room, playroom, or garden snug. The first floor landing leads to two generously proportioned double bedrooms with ample space for wardrobes, alongside a versatile third single bedroom perfect for a child's room or home office. House Bathroom: A modern, excellent-sized family bathroom equipped with a full-size bath and an overhead shower. Front & Parking: To the front, a driveway provides convenient off-street parking and leads to a secure detached garage with power. To the rear sits a beautiful, enclosed South-East facing garden, it features a large, well-maintained lawn and a gorgeous, sheltered patio.

AREA GUIDE

Tucked away in a highly sought after cul-de-sac, this three bedroom semi-detached property is nestled between both Moortown and Chapel Allerton. Bracken Hill is a prime area that provides excellent local amenities, including supermarkets such as Aldi and Marks & Spencers and a variety of popular local restaurants with quick access to Roundhay Park and Gledhow Valley Woods. There are a variety of excellent local schools for all ages within catchment. There are good local transport links providing easy access into Leeds City centre and surrounding areas making it ideal for families and professionals alike.





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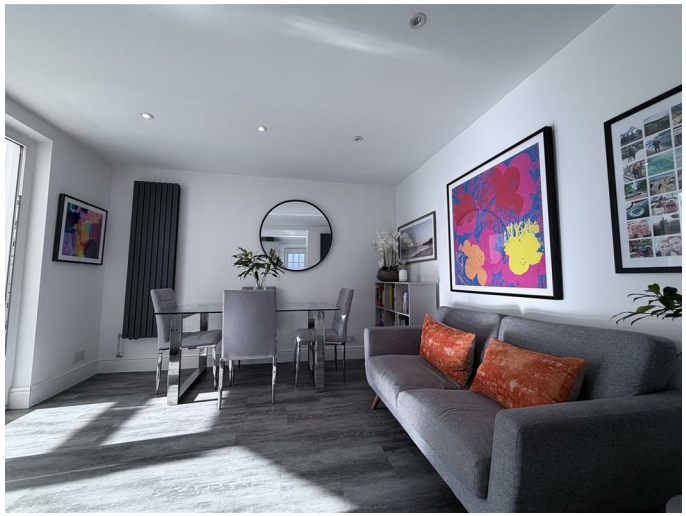






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ANTI MONEY LAUNDERING CHECKS

Anti-Money Laundering (AML) Checks

As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £48 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

EPC RATING

TBC

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN

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FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

WATER METER

There is/is not a water meter in the property

NOT VENDOR CHECKED

Please note this brochure has not been vendor checked and is subject to alteration



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