



## 4 Moorland Gardens, Moortown, Leeds, LS17 6JT

**Chain Free £765,000**

**NO CHAIN** -- A rare opportunity to acquire a spacious four-bedroom detached family home nestled in a quiet cul-de-sac in central Moortown. Positioned on a generous plot, the property offers excellent scope to update and personalise to suit contemporary family living. This characterful home boasts generous and well-proportioned interiors, a superb rear garden and a large breakfast kitchen perfectly suited to family life.

The accommodation includes a welcoming porch, a spacious hallway, a ground-floor WC, a lounge, a dining room and a generous breakfast kitchen. Upstairs, you'll find four versatile bedrooms and a modern bathroom. The private gardens feature an extensive lawn and mature landscaping, complemented by a long driveway leading to a detached garage.

Conveniently situated for local shops, amenities and well-regarded schools, with excellent road and bus links to Leeds city centre and North Yorkshire, this property provides an exciting opportunity to create a superb long-term family home in one of Moortown's most sought-after residential locations.



## GROUND FLOOR

Glazed door into:

### PORCH

8'6" x 3'11" (2.6m x 1.2m)

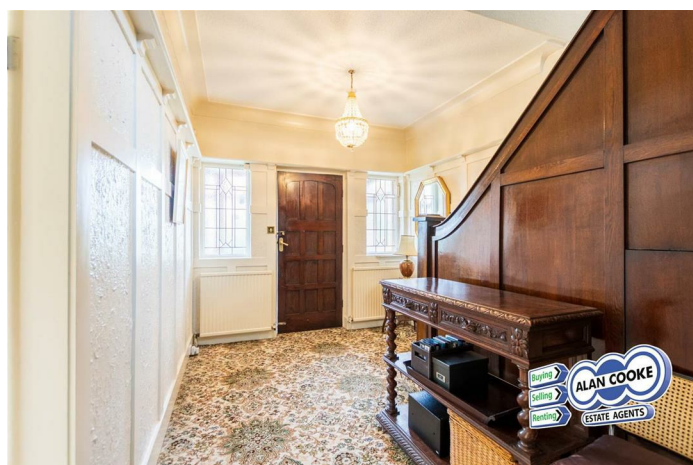
Glazing to 3 sides - Secure front door with side panels into:

### HALLWAY



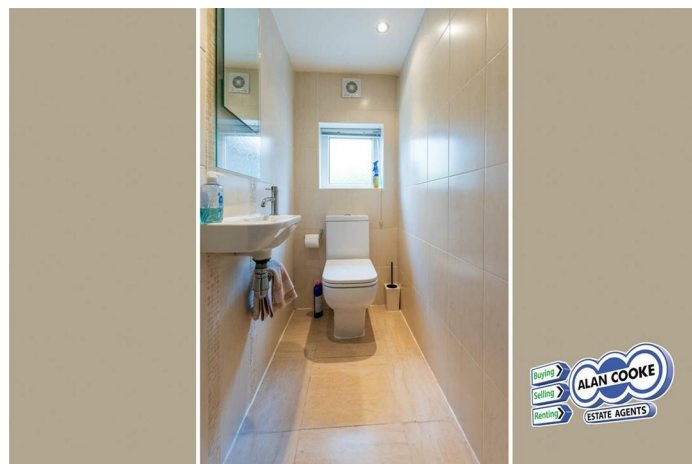
Spacious grand hallway with timber panelling, turned staircase leading up to first floor, under-stairs storage cupboard, 2 x central heating radiators

### HALLWAY



## GROUND FLOOR WC

5'6" x 2'11" (1.7m x 0.9m)



Low wc, wall-mounted washbasin, uPVC double glazed window, ceramic tiled walls and floor, extractor

## LOUNGE

12'9" x 15'5" into bay (3.9m x 4.7m into bay)



uPVC double glazed bay window to front, double glazed arched window to side, feature fireplace with traditional tiling, curved central heating radiator



## DINING ROOM

12'9" x 15'8" into bay (3.9m x 4.8m into bay)



uPVC double glazed bay window to rear, central heating radiator

## BREAKFAST KITCHEN

17'0" x 9'6" (5.2m x 2.9m)



Spacious breakfast kitchen with range of fitted units with corresponding worktops with under-unit lighting, stainless steel sink with mixer tap and drainer, built in double oven, electric hob, plumbed for washing machine, plumbed for dishwasher, gas-fired central heating boiler, uPVC double glazed windows to side and to rear with door to side, inset ceiling lighting, small pantry store, central heating radiator

## BREAKFAST KITCHEN



## FIRST FLOOR

### LANDING

Ceiling hatch access to loft, uPVC double glazed window

### BEDROOM 1

12'9" x 14'9" into bay (3.9m x 4.5m into bay)

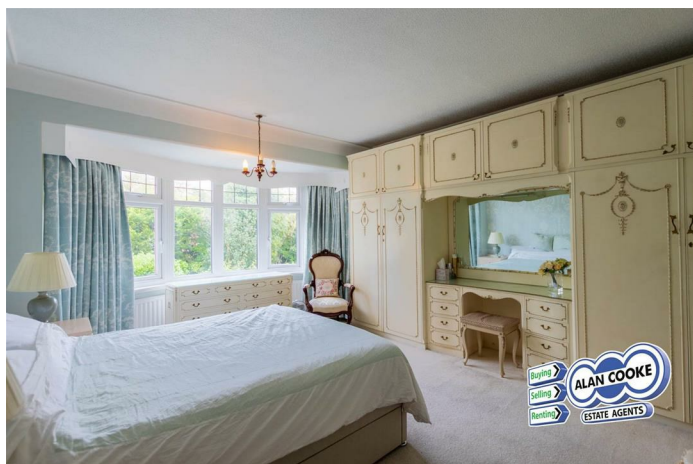


uPVC double glazed bay window to front, central heating radiator



## BEDROOM 2

12'9" x 15'1" into bay (3.9m x 4.6m into bay)



uPVC double glazed bay window to rear, central heating radiator

## BEDROOM 3

9'6" x 12'5" into bay (2.9m x 3.8m into bay)



uPVC double glazed bay window to front, central heating radiator

## BEDROOM 4

12'9" x 15'1" into bay (3.9m x 4.6m into bay)



uPVC double glazed window to rear, central heating radiator

## BATHROOM

5'6" max x 8'6" (1.7m max x 2.6m)



Fully ceramic tiled floors and walls, tiled panelled bath with shower, low wc, pedestal washbasin, heated towel rail, cupboard containing water immersion cylinder

## OUTSIDE



To front: Low wall with lawned and stocked garden, driveway leading to garage.  
To rear: Spacious and privately enclosed lawned and stocked rear garden with patio.

## OUTSIDE



## OUTSIDE



## GARAGE



Detached garage with tiled roof

## COUNCIL TAX

Band F

## TENURE

Freehold

## HOW TO GET THERE

From our Moortown office, travel south on Harrogate Road, cross over the Street Lane Junction, then turn right onto Moorland Drive. Moorland Gardens is the second on the right.

## VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.

## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

Incorporated in England 6539351

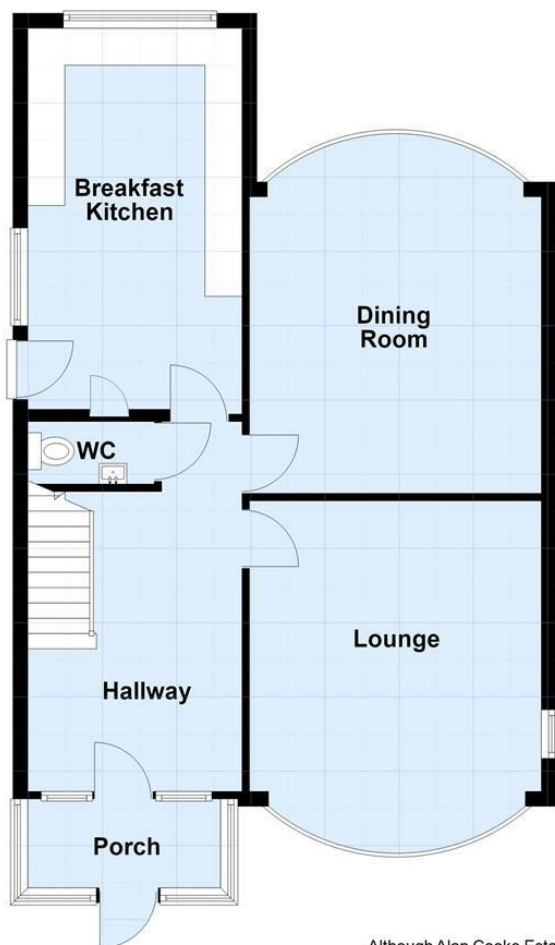
## Energy Efficiency Rating

|                                             | 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>                            |                            | <b>68</b> |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            | <b>33</b>                  |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



### Ground Floor

Approx. 66.7 sq. metres (717.8 sq. feet)



### First Floor

Approx. 65.5 sq. metres (705.0 sq. feet)



Although Alan Cooke Estate Agents ensures a high level of accuracy, measurements of doors, windows and rooms are approximate, and no responsibility is taken for errors, omissions or misstatements. This plan is for illustrative purposes only, and no guarantee is given on the total square footage of the property within this plan.

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