

16 Highwood Avenue, Moortown

£315,000

ALAN COOKE
SALES & LETTINGS

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NO ONWARD CHAIN - THREE BEDROOM SEMI IN QUIET BACKWATER JUST MINUTES WALK FROM MOORTOWN CORNER - FITTED KITCHEN - LARGE GARDEN - DRIVEWAY - TWO RECEPTION ROOMS - CONTEMPORARY BATHROOM - CLOSE TO EXCELLENT PRIMARY & HIGH SCHOOLS

Enviably located in a highly sought-after and peaceful Moortown backwater, this delightful three-bedroom semi-detached home is offered to the market with the distinct advantage of NO ONWARD CHAIN. Combining the tranquility of a secluded position with the ultimate convenience of urban living, this property represents a rare opportunity for growing families and professionals alike. Step inside to a welcoming entrance hallway that sets the tone for this spacious home. The ground floor boasts two distinct reception rooms, offering fantastic flexibility; use one as a cosy, formal lounge and the other as a dedicated dining room or children's playroom overlooking the gardens. The separate kitchen comes fully fitted with a range of contemporary wall and base units, maximizing both storage and workspace. Upstairs, the property features three well-proportioned bedrooms, each filled with natural light. Serving the bedrooms is a stylish, contemporary family bathroom fitted with modern fixtures, clean tiling, and a premium finish. The exterior of this property is a standout feature. To the front, a private driveway provides convenient off-street parking. To the rear, you will find a generous, large garden. This expansive outdoor space is perfect for summer entertaining, children playing, or for keen gardeners looking to make it their own. EPC RATING D

AREA GUIDE

Positioned just a short, flat stroll from the bustling Moortown Corner, the location offers an unparalleled lifestyle. Enjoy immediate access to the Marks & Spencer Foodhall, local boutique cafes, restaurants, and medical facilities. For commuters, excellent bus links provide effortless access into Leeds City Centre, Harrogate, and Wetherby, while the nearby Ring Road offers quick links to the motorway network. Families will also benefit from being within the catchment area of some of North Leeds' finest primary and secondary schools.Early viewing is highly advised to fully appreciate the space, potential, and peaceful position on offer.







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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.

COUNCIL TAX BAND

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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

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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 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.

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

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC.THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

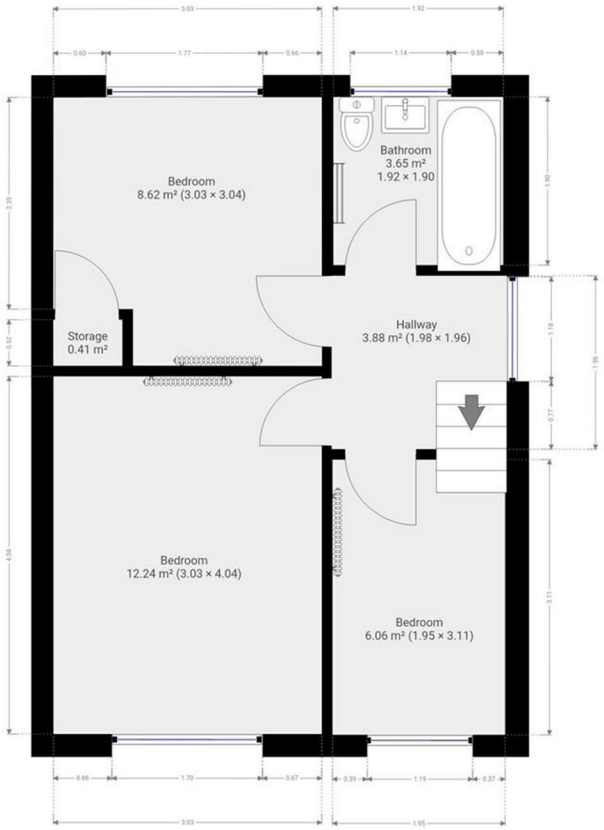
https://checker.ofcom.org.uk/

COMPANY INFO

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