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10 Moor Allerton Avenue, Moortown, Leeds, LS17 6SQ

Energy Rating: TBC | Council Tax Band: D

Offers Over £550,000

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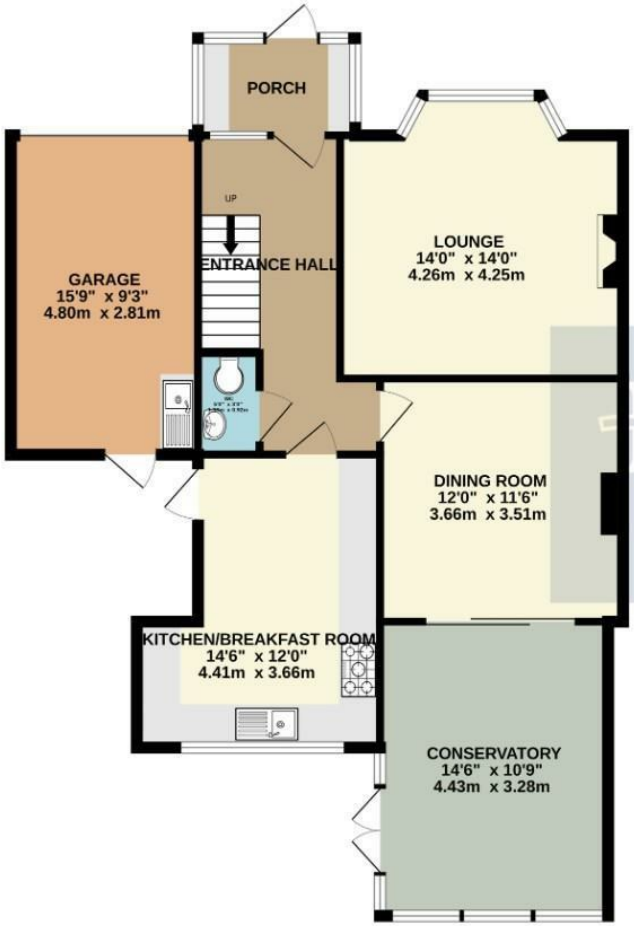
EXCELLENT FAMILY HOME - EXTENDED SEMI-DETACHED HOUSE – FIVE BEDROOMS – TWO BATHROOMS – DOWNSTAIRS W/C – PLANNING PERMISSION FOR A FURTHER GROUND FLOOR EXTENSION – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND ATTACHED GARAGE – FANTASTIC LOFT CONVERSION WITH ENSUITE AND STORE ROOM – MOORTOWN

A terrific and spacious family home, this extended five-bedroom, two-bathroom semi-detached house offers generous accommodation across three floors, including a superb second-floor principal bedroom suite with en-suite, eaves storage and a substantial additional store room. The property also benefits from approved planning permission for a single-storey rear extension, providing further potential to increase the ground-floor living space. Located on a quiet street in Moortown, the property is close to good and outstanding primary and secondary schools, cafes, shops, restaurants, bars, pubs, transport links and of course Roundhay Park with all it has to offer. There are gardens to the front and rear, a driveway, attached garage and brick built shed, externally. Internally, it briefly comprises; porch, entrance hall, downstairs w/c, lounge, dining room, conservatory and kitchen breakfast room on the ground floor. On the first floor there are four bedrooms, landing and a four piece house bathroom. On the second floor, is an ensuite master bedroom with eaves storage and a further store room over the side extension. Energy Rating - TBC

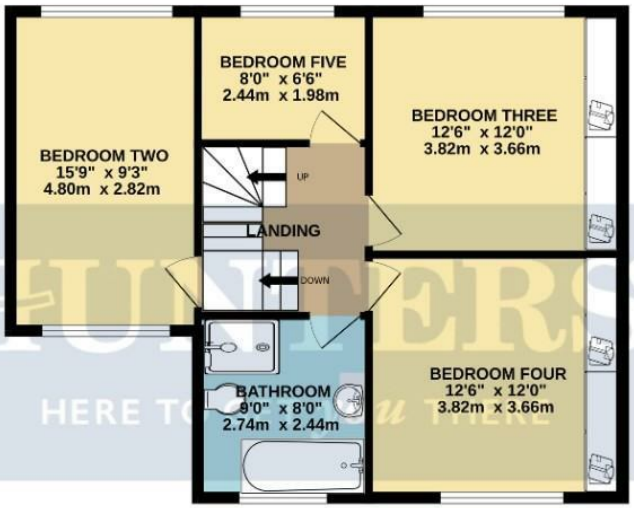
Hunters North Leeds 69 Street Lane, Leeds, LS8 1AP | 0113 268 0242
northleeds@hunters.com | www.hunters.com

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GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



2ND FLOOR
600 sq.ft. (55.7 sq.m.) approx.

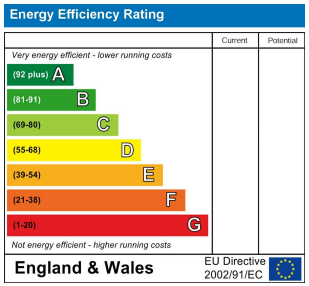


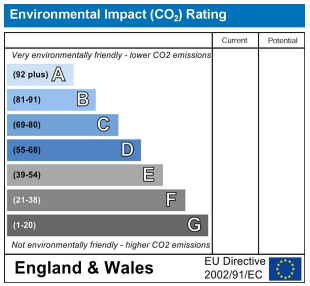
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MOOR ALLERTON AVENUE, MOORTOWN, LEEDS, LS17 6SQ

TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

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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Porch
7'9" (max) - 5'6" (max)
Tiled floor and built in shoe storage.

Entrance Hall
15'9" (max) - 7'0" (max)
Radiator and stairs to the upper level.

Downstairs W/C
5'0" (max) - 3'0" (max)
Wash hand basin, half tile walls and w/c.

Lounge
14'0" (max) - 14'0" (max)
Radiator, log burner with surround and bay window.

Dining Room
12'0" (max) - 11'6" (max)
Radiator and sliding door to the conservatory.

Conservatory
14'6" (max) - 10'9" (max)
Double doors to the rear garden patio.

Kitchen Breakfast Room
14'6" (max) - 12'0" (max)
Porcelain sink with drainer, double fan oven, five ring gas burner with extractor over, radiator, door to the rear and a range of wall and base units.

First Floor Landing
8'6" (max) - 8'0" (max)
Stairs to the upper and lower levels.

Bedroom Two
15'9" (max) - 9'3" (max)
Radiator.

Bedroom Three
12'6" (max) - 12'0" (max)
Radiator and built in wardrobes.

Bedroom Four
12'6" (max) - 12'0" (max)
Radiator and built in wardrobes.

Bedroom Five
8'0" (max) - 6'6" (max)
Radiator.

Bathroom
9'0" (max) - 8'0" (max)
Fully tiled walls and floor, panel bath, shower cubicle with glass enclosure, wash hand basin with pedestal under, heated towel rail and w/c.

Second Floor Landing
7'6" (max) - 5'9" (max)
Stairs to the lower level.

Master Bedroom
19'6" (max) - 18'9" (max)
Radiator, Velux window and eaves storage.

Ensuite Shower Room
9'0" (max) - 5'0" (max)
Tiled floor, half tiled walls, shower cubicle with glass enclosure, wash hand basin, heated towel rail and a range of wall and base units.

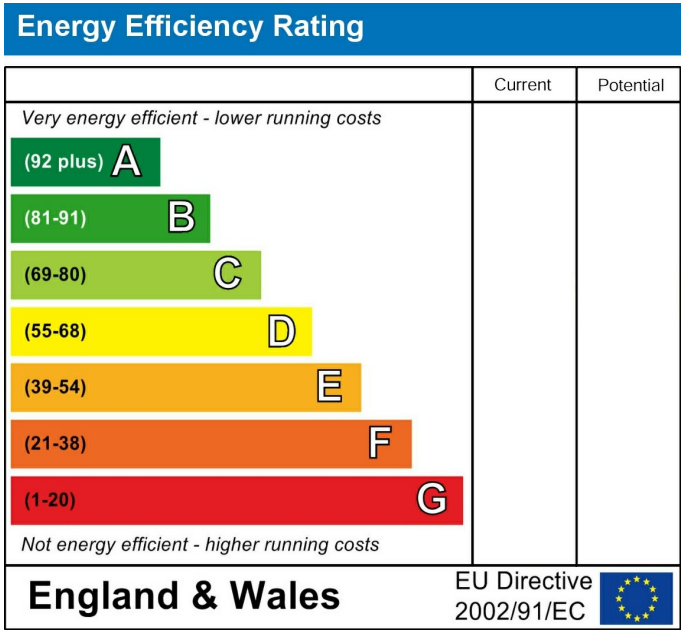
Store Room
15'9" (max) - 9'3" (max)
Accessible from the master bedroom via a door. Velux window and power.

Front Gardens
Grassed lawns, bushes, hedges, plants, shrubs and flower beds.

Driveway
With parking for at least one vehicle.

Attached Garage
15'9" (max) - 9'3" (max)
Electric up and over garage door, utility area with stainless steel drainer sink, boiler, power and lights.

Rear Gardens
Patio area, grassed lawns, mature plants, bushes, hedges, shrubs and flower beds.



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.
















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