

HUNTERS®

HERE TO GET *you* THERE



Moor Allerton Avenue

Moortown, Leeds, LS17 6SG

Offers Over £325,000

 3  1  2  TBC

Council Tax: C



21 Moor Allerton Avenue

Moortown, Leeds, LS17 6SG

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Entrance Hall

16'9" (max) - 8'3" (max) (5.11m (max) - 2.51m (max))

Cloak room, gas heater and stairs to the upper level.

Lounge

15'6" (max) - 13'3" (max) (4.72m (max) - 4.04m (max))

Gas fire with surround, wall lights and bay window.

Dining Room

14'6" (max) - 11'9" (max) (4.42m (max) - 3.58m (max))

Gas fire with surround.

Kitchen

9'6" (max) - 8'3" (max) (2.90m (max) - 2.51m (max))
Stainless steel sink with drainer, door to the side and a range of wall and base units.

Store Room

4'6" (max) - 3'0" (max) (1.37m (max) - 0.91m (max))

Landing

10'9" (max) - 8'3" (max) (3.28m (max) - 2.51m (max))

Stairs to the lower level.

Master Bedroom

15'6" (max) - 11'9" (max) (4.72m (max) - 3.58m (max))

Built in wardrobes and bay window.

Bedroom Two

14'6" (max) - 11'9" (max) (4.42m (max) - 3.58m (max))

Built in wardrobes and built in dressing table.

Bedroom Three

8'9" (max) - 8'3" (max) (2.67m (max) - 2.51m (max))

Built in desk.

Bathroom

8'3" (max) - 6'9" (max) (2.51m (max) - 2.06m (max))

Panel bath, half tiled walls, store room and wash hand basin.

Separate W/C

5'6" (max) - 3'0" (max) (1.68m (max) - 0.91m (max))
W/c.

Front Garden

Grassed lawns, flower beds, plants and hedges.

Driveway

With parking for several vehicles.

Rear Garden

Grassed lawns, patio, trees, plants, bushes and hedges.

GREAT FIRST TIME BUYER OPPORTUNITY – IDEAL FOR INVESTORS – SEMI-DETACHED HOUSE – THREE BEDROOMS - IN NEED OF MODERISATION – FANTASTIC POTENTIAL TO EXTEND TO SUBJECT TO PLANNING – GARDENS TO THE FRONT AND REAR – DRIVEWAY – MOORTOWN - NO CHAIN

An ideal investment, great first time buyer opportunity or for anyone looking to add value to a great house, this three bedroom semi-detached house does require extensive modernisation but has excellent potential. Located in Moortown, the property is close to good and outstanding primary and secondary schools, restaurants, bars, shops, pubs, cafes and transport links, as well as Roundhay Park with all it has to offer. There are gardens to the front and rear as well as a driveway externally. Internally it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing, bathroom and w/c. Energy Rating - TBC



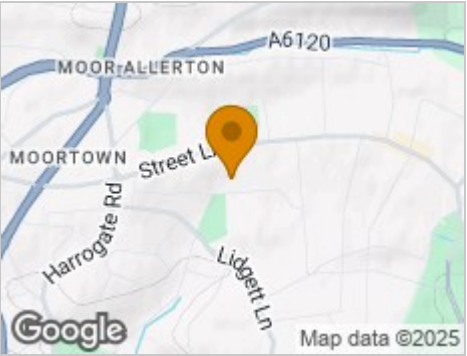
Road Map



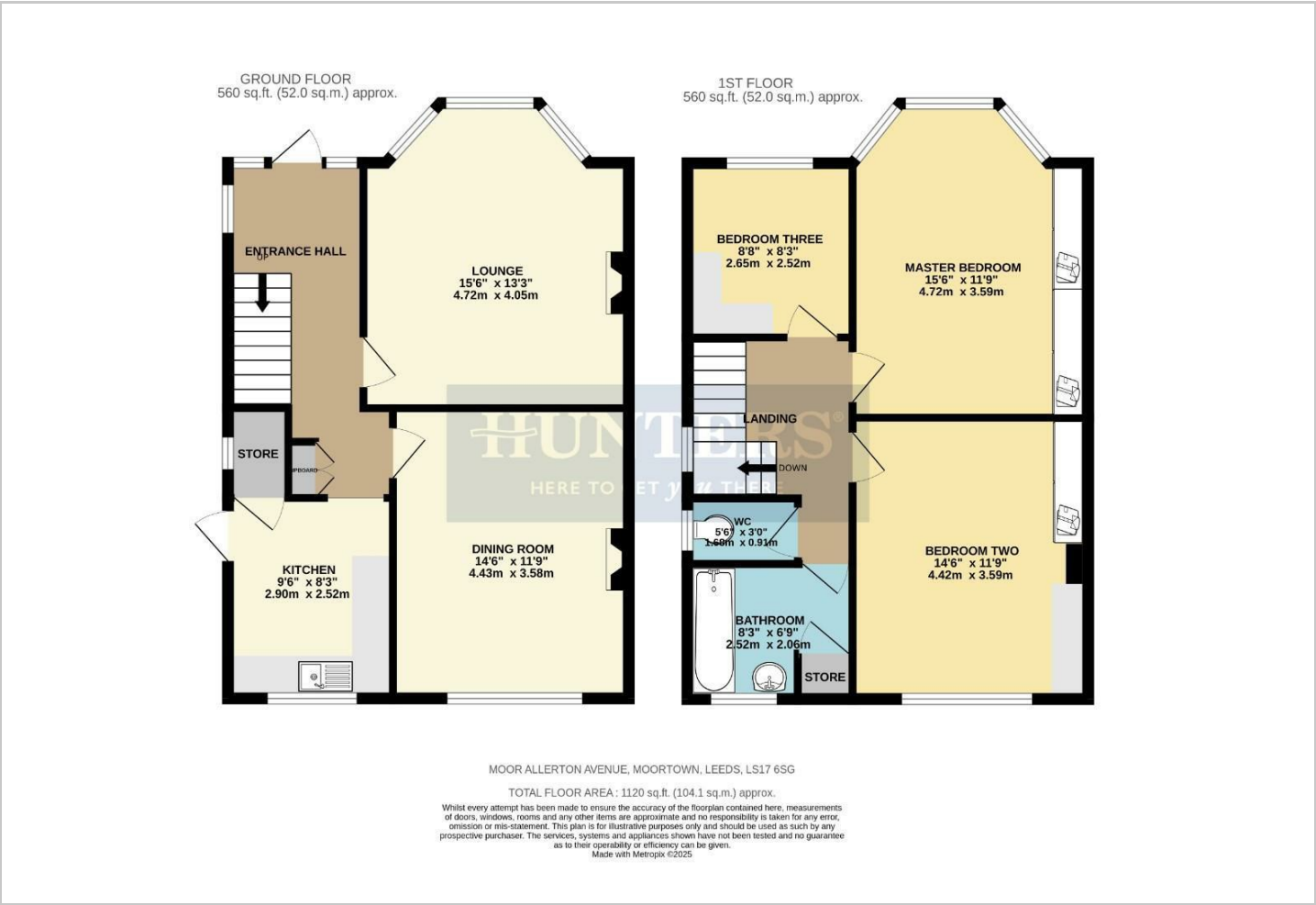
Hybrid Map



Terrain Map



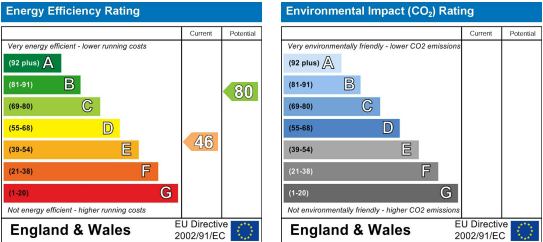
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.