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24 Allerton Grange Gardens, Moortown, Leeds, LS17 6LL

Energy Rating: D | Council Tax Band: C

Asking Price £350,000

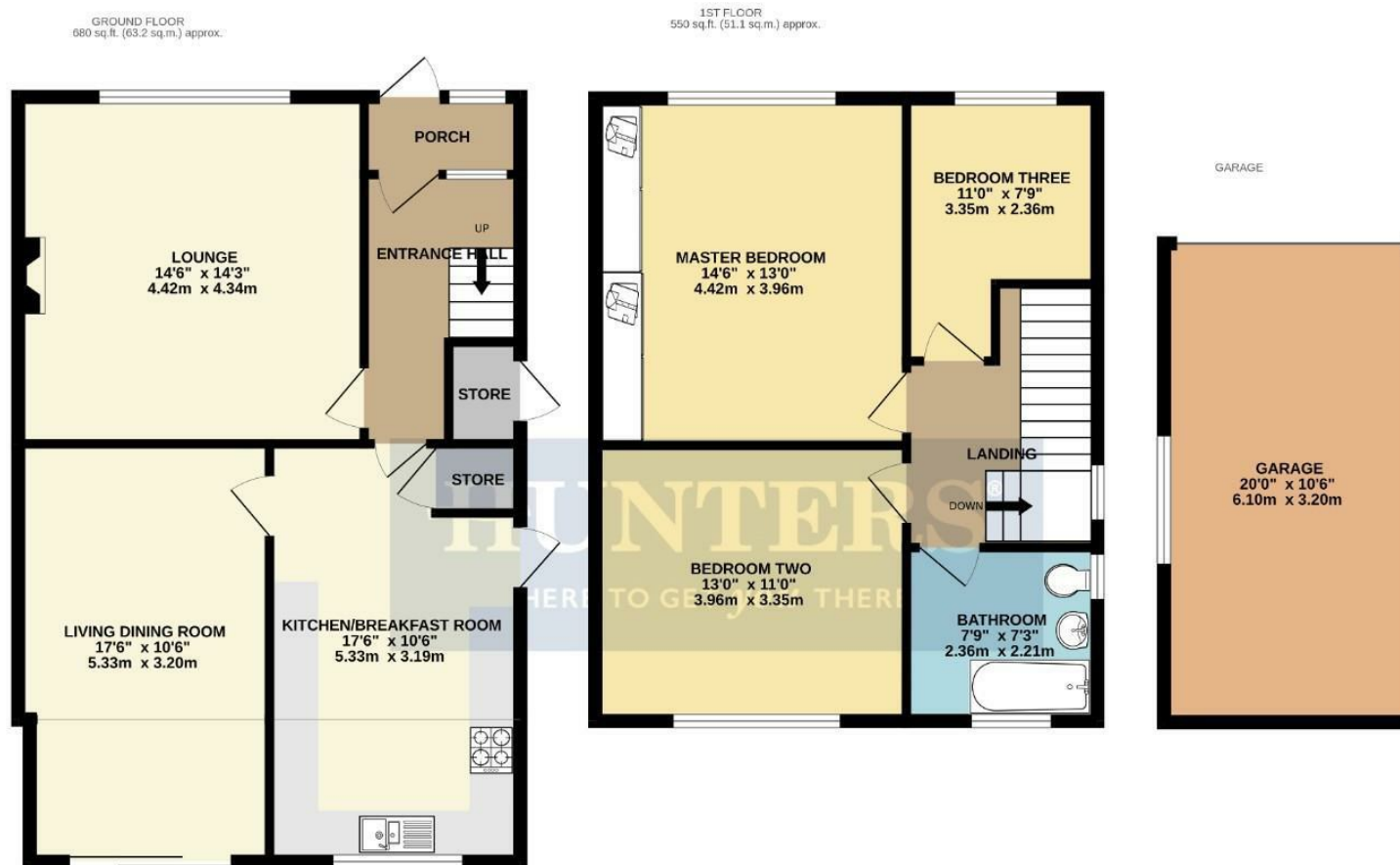
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SUPERB FAMILY HOME – IDEAL FOR A FIRST TIME BUYER – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – THREE RECEPTION ROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND DETACHED GARAGE – ENORMOUS POTENTIAL TO EXTEND FURTHER SUBJECT TO PLANNING – MOORTOWN – NO CHAIN

A terrific family home, this extended three bedrooms semi-detached house has enormous potential to further extend, subject to the appropriate planning permissions. Located in Moortown, the property is close to good and outstanding primary and secondary schools as well as shops, cafes, restaurants, bars, pubs, parks and transport links, to name just some of the great amenities in the area. There are gardens to the front and rear, a driveway and detached garage, externally. Internally, it briefly comprises; porch, entrance hall, lounge, dining room and kitchen breakfast room on the ground floor. On the first floor, there are three bedrooms, four piece house bathroom and landing. Energy Rating - D

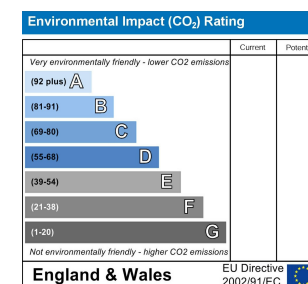
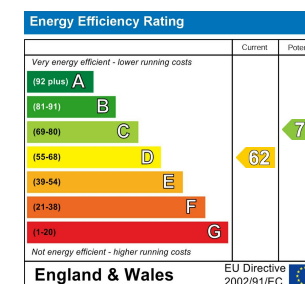
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ALLERTON GRANGE GARDENS, MOORTOWN, LEEDS, LS17 6LL

TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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

6'6" (max) - 3'3" (max)
Tiled floor.

Entrance Hall

11'3" (max) - 6'6" (max)
Radiator, stairs to the upper level and storage under the stairs.

Lounge

14'6" (max) - 14'3" (max)
Radiator, gas fire with surround and wall lights .

Living Dining Room

17'6" (max) - 10'6" (max)
Radiator and sliding doors to the rear gardens.

Kitchen Breakfast Room

17'6" (max) - 10'6" (max)
Gas hob with extractor over, fan oven, stainless steel sink with drainer, tiled splash back, tiled floor, store room housing the boiler, door to the side, breakfast bar and a range of wall and base units.

Landing

9'3" (max) - 7'9" (max)
Stairs to the lower level.

Master Bedroom

14'6" (max) - 13'0" (max)
Radiator and built in wardrobes.

Bedroom Two

13'0" (max) - 11'0" (max)
Radiator.

Bedroom Three

11'0" (max) - 7'9" (max)
Radiator.

Bathroom

7'9" (max) - 7'3" (max)
Half tiled walls, corner bath, shower cubicle with glass enclosure, wash hand basin, radiator and w/c.

Front Gardens

Grassed lawns, flower beds, plants and shrubs.

Driveway

With parking for at least one vehicle.

Detached Garage

20'0" (max) - 10'6" (max)
Up and over garage door.

Rear Gardens

Grassed lawns, patio area. hedges, plants, bushes and shrubs.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.









