



**HUNTERS®**

HERE TO GET *you* THERE

**6 Fieldhouse Close, Moortown, Leeds, LS17 6HR**

Energy Rating: TBC | Council Tax Band: B

Asking Price £290,000



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IDEAL FOR A FIRST TIME BUYER – PERFECT FOR GROWING FAMILIES – EXTENDED SEMI-DETACHED HOUSE – THREE BEDROOMS – GARDENS TO THE FRONT AND REAR – OUTDOOR STORE SHED – DRIVEWAY – CONSERVATORY - CUL-DE-SAC LOCATION IN MOORTOWN – NO CHAIN

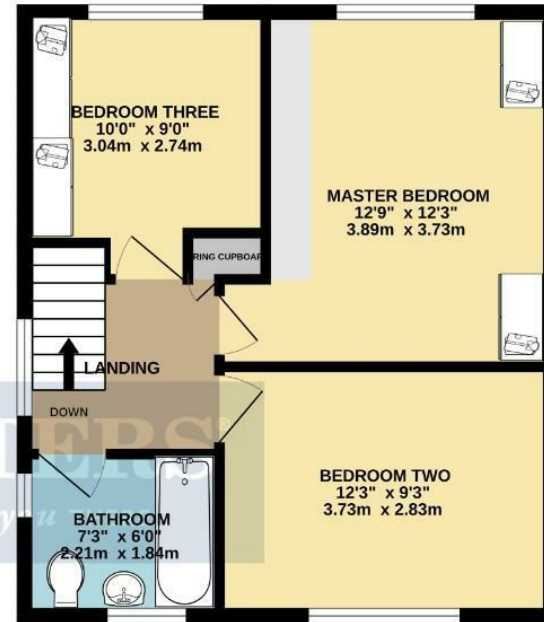
A great opportunity for first time buyers, growing families or anyone looking for well appointed space in a desirable area, this three bedroom semi-detached house is available with no chain. Located on a quiet cul-de-sac in Moortown, the property is close to good an outstanding primary and secondary schools, shops, transport links, restaurants, cafes, bars, pubs and parks as well as lots of other great amenities in the area. There are gardens to the front and rear, an outdoor store shed and a driveway, externally. Internally, it briefly comprises; entrance hall, lounge dining room, conservatory and kitchen on the ground floor. On the first floor, there are three bedrooms, landing and house bathroom. Energy Rating - C

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

GROUND FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



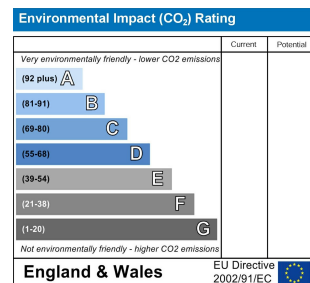
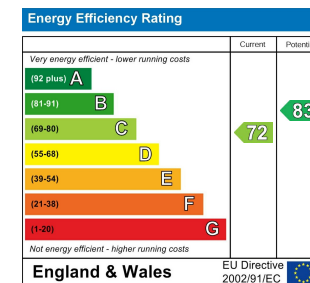
1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



FIELDHOUSE CLOSE, LEEDS, WEST YORKSHIRE, LS17 6HR

TOTAL FLOOR AREA : 990 sq.ft. (92.0 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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**Entrance Hall**  
8'3" (max) - 7'3" (max)  
Built in storage, radiator and stairs to the upper level.

**Lounge Dining Room**  
22'6" (max) - 12'0" (max)  
Gas fire with surround, radiator and sliding doors to the conservatory.

**Conservatory**  
10'3" (max) - 8'0" (max)  
Double doors to the rear garden patio.

**Kitchen**  
14'3" (max) - 9'0" (max)  
Gas hob with extractor over, double fan oven, pantry, stainless steel sink with drainer, tiled splash back, door to the side and a range of wall and base units.

**Store Room**  
4'6" (max) - 3'3" (max)

**Landing**  
8'0" (max) - 7'3" (max)  
Loft access and stairs to the lower level.

**Airing Cupboard**  
3'6" (max) - 2'0" (max)

**Master Bedroom**  
12'9" (max) - 12'3" (max)  
Radiator, built in dressing table and built in wardrobes.

**Bedroom Two**  
12'3" (max) - 9'3" (max)  
Radiator.

**Bedroom Three**  
10'0" (max) - 9'0" (max)  
Radiator and built in wardrobes.

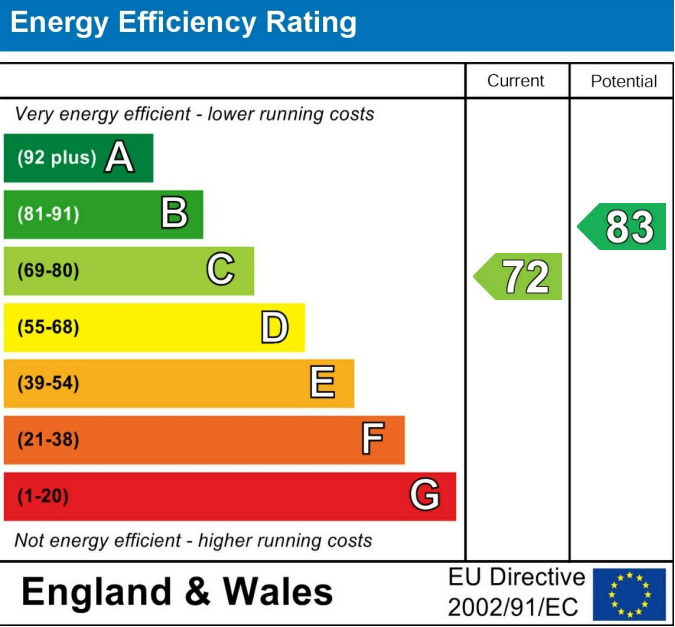
**House Bathroom**  
7'3" (max) - 6'0" (max)  
Fully tiled walls and floor, panel bath with shower over, wash hand basin, radiator and w/c.

**Front Gardens**  
Grassed lawns with walkway to the front door.

**Storage Shed**  
Pedestrian entrance.

**Driveway**  
With parking for at least two vehicles.

**Rear Gardens**  
Grassed lawns, patio area, hedges, plants and shrubs.



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.



