



**HUNTERS®**

HERE TO GET *you* THERE

**985 Scott Hall Road, Moortown, Leeds, LS17 6HJ**

Energy Rating: TBC | Council Tax Band: E

Asking Price £550,000

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SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – SIX BEDROOMS – TWO BATHROOMS – IN NEED OF MODERNISATION BUT WITH HUGE POTENTIAL – DOWNSTAIRS W/C – GARDENS TO THE FRONT AND REAR – DRIVEWAY AND GARAGE – MOORTOWN – NO CHAIN

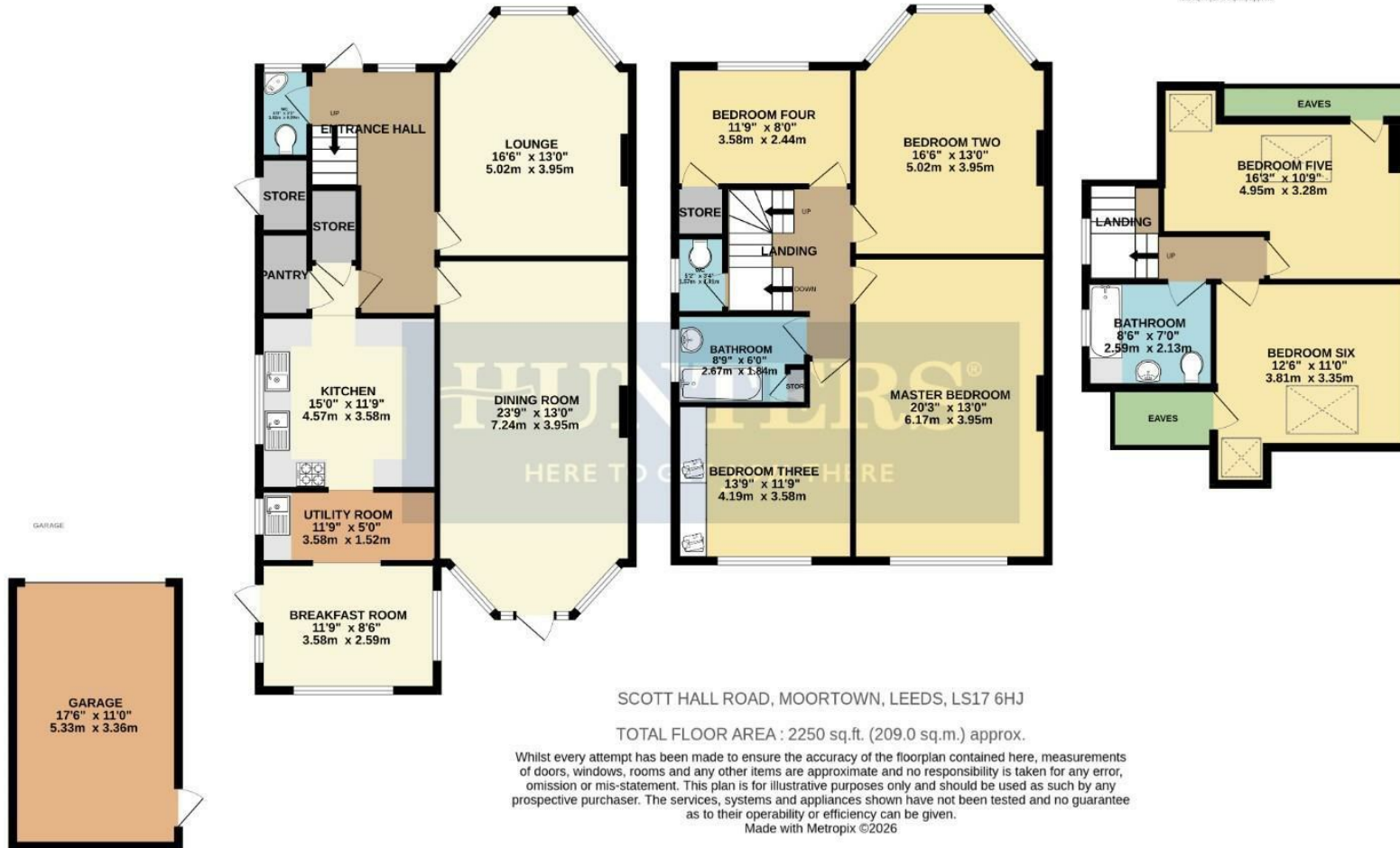
In need of some modernisation, but with huge potential, this six bedroom, two bathroom, extended semi-detached house, makes a terrific family home. Located on Scott Hall Road, in Moortown, the property is close to shops, restaurants, cafes, parks, bars, pubs and transport links to name just some of the great amenities in the area. There are gardens to the front and rear, a driveway and semi-detached garage, externally. Internally, it briefly comprises; entrance hall, downstairs w/c, lounge, dining room, kitchen, utility room and breakfast room on the ground floor. On the first floor there are four bedrooms, bathroom, landing and separate w/c. on the top floor there are two further bedrooms, bathroom and landing. Energy Rating - TBC

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GROUND FLOOR  
979 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR  
650 sq.ft. (60.3 sq.m.) approx.

2ND FLOOR  
429 sq.ft. (39.5 sq.m.) approx.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 76        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**Entrance Hall**  
16'6" (max) - 8'3" (max)  
Radiator, panel walls and stairs to the upper level.

**Store Room**  
5'0" (max) - 3'3" (max)

**Downstairs W/C**  
6'0" (max) - 3'3" (max)  
Corner wash hand basin and w/c.

**Lounge**  
16'6" (max) - 13'0" (max)  
Radiator and bay window.

**Dining Room**  
23'9" (max) - 13'0" (max)  
Radiators, bay window and door to the rear gardens,

**Pantry**  
5'0" (max) - 3'3" (max)

**Kitchen**  
15'0" (max) - 11'9" (max)  
Two stainless steel sinks with drainer, gas hob with extractor over, fan oven, tiled splash back and a range of wall and base units.

**Utility Room**  
11'9" (max) - 5'0" (max)  
Stainless steel sink with drainer, radiator and a range of wall and base units.

**Breakfast Room**  
11'9" (max) - 8'6" (max)  
Radiator and door to the rear gardens.

**First Floor Landing**  
11'6" (max) - 8'6" (max)  
Stairs to the upper and lower levels.

**Master Bedroom**  
20'3" (max) - 13'0" (max)  
Radiator.

**Bedroom Two**  
16'6" (max) - 13'0" (max)  
Radiator.

**Bedroom Three**  
13'9" (max) - 11'9" (max)  
Radiator and built in wardrobes.

**Bedroom Four**  
11'9" (max) - 8'0" (max)  
Radiator and built in store room.

**Bathroom**  
8'9" (max) - 6'0" (max)  
Built in storage, panel bath with shower over, wash hand basin and radiator.

**Separate W/C**  
4'9" (max) - 3'3" (max)  
W/c.

**Second Floor Landing**  
12'3" (max) - 6'6" (max)  
Stairs to the lower level.

**Bedroom Five**  
16'3" (max) - 10'9" (max)  
Radiator and velux windows.

**Bedroom Six**  
12'6" (max) - 11'0" (max)  
Radiator and velux windows.

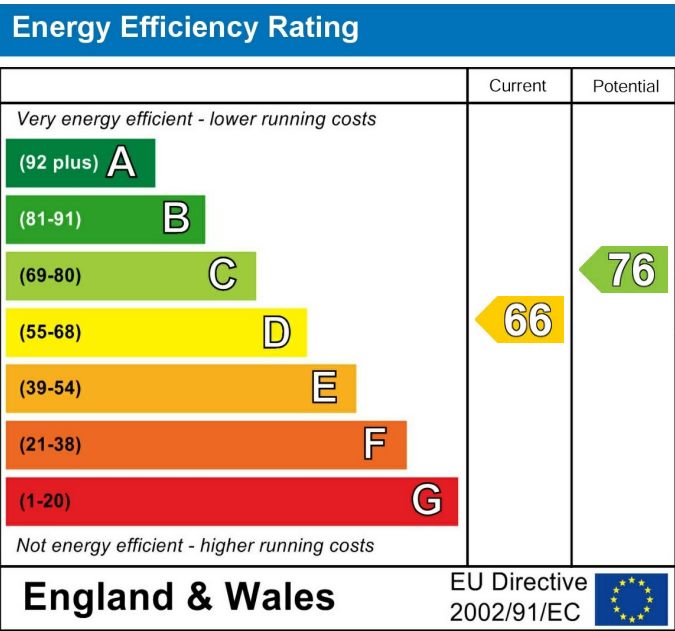
**Bathroom**  
8'6" (max) - 7'0" (max)  
Tiled walls, radiator, panel bath with shower over, wash hand basin, radiator and w/c.

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

**Driveway**  
With parking for several vehicles.

**Garage**  
17'6" (max) - 11'0" (max)  
Up and over garage door, power and lights.

**Rear Gardens**  
Grassed lawns, patio area, trees, 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.







