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79 Stainburn Crescent, Moortown, Leeds, LS17 6NU

Energy Rating: C | Council Tax Band: C

Asking Price £525,000

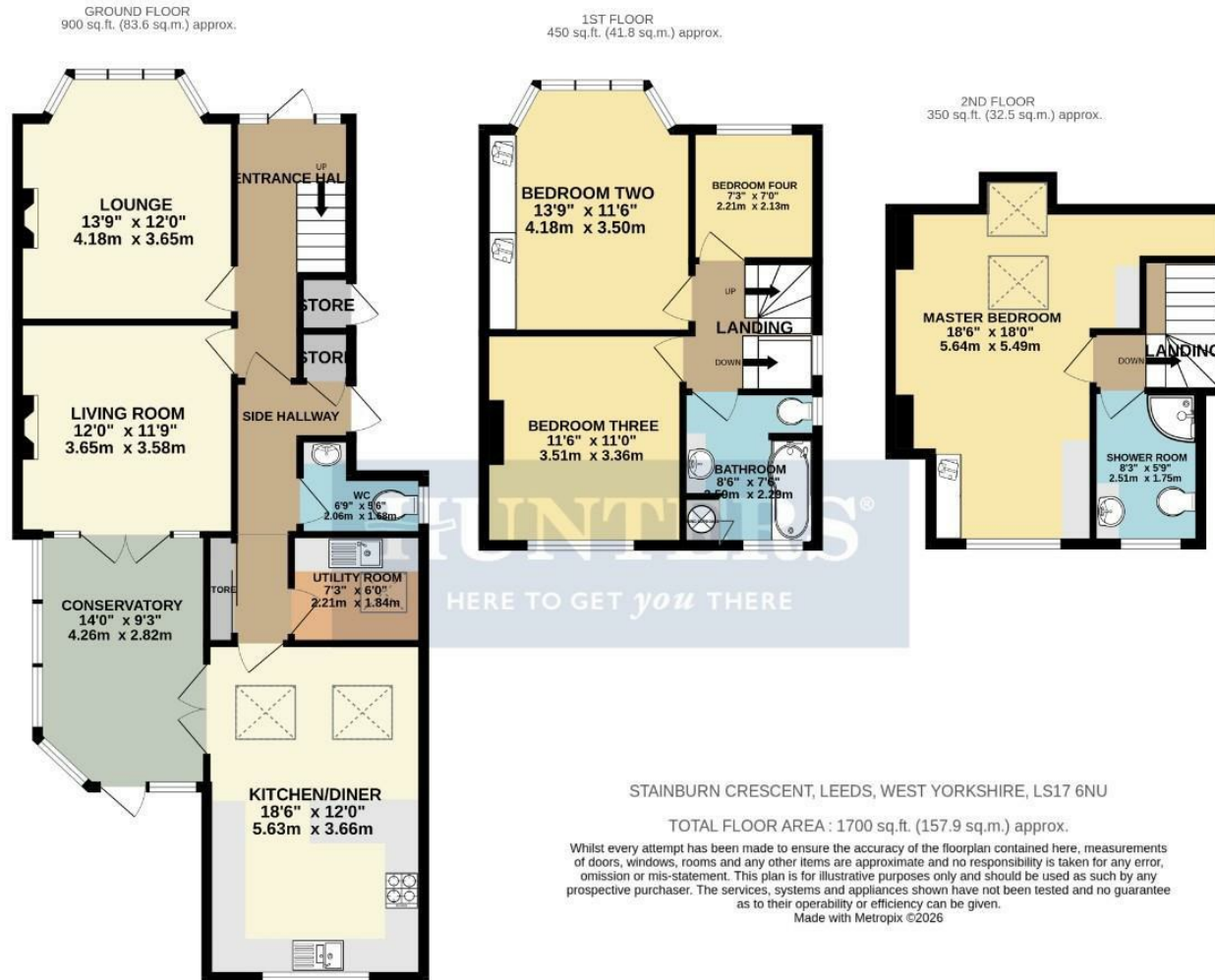
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SUPERB FAMILY HOME – EXTENDED SEMI-DETACHED HOUSE – EXCELLENT MOVE-IN-READY CONDITION – FOUR BEDROOMS – THREE RECEPTION ROOMS – HOUSE BATHROOM AND SHOWER ROOM – UTILITY ROOM AND DOWNSTAIRS W/C – BEAUTIFUL SOUTH-FACING REAR GARDEN – DRIVEWAY AND FURTHER GARDENS TO THE FRONT – MOORTOWN

A terrific opportunity for growing families or anyone looking for well-appointed space, this four-bedroom semi-detached house is in excellent move-in-ready condition having been extended to the side, rear and into the loft. Located on the always popular Stainburn Crescent in the heart of Moortown, the property is close to good and outstanding Primary and Secondary schools as well as parks, shops, cafés, nature walks, restaurants, bars, pubs and transport links to name just some of the great local amenities close by. Externally, there are spacious south-facing gardens to the rear, a driveway and further gardens to the front. Internally, it briefly comprises; entrance hall, downstairs W/C, lounge, living room, conservatory, open plan kitchen/diner and utility room on the ground floor. On the first floor, there are three bedrooms, landing and the house bathroom. On the second floor is a further double bedroom, a shower room and landing. Energy Rating – C

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STAINBURN CRESCENT, LEEDS, WEST YORKSHIRE, LS17 6NU

TOTAL FLOOR AREA: 1700 sq.ft. (157.9 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hall

14'9" (max) - 6'6" (max)
Radiator and stairs to the upper level.

Lounge

13'9" (max) - 12'0" (max)
Gas fire with surround, wall lights, radiator and bay window.

Living Room

12'0" (max) - 11'9" (max)
Radiator, gas fire with surround and double doors to the conservatory.

Conservatory

14'0" (max) - 9'3" (max)
Radiators, door to the rear gardens and double doors to the kitchen/diner.

Kitchen/Diner

18'6" (max) - 12'0" (max)
Porcelain sink with drainer, integrated dishwasher and fridge freezer, double fan oven, gas hob with extractor fan over, tiled splash back, radiator, velux windows, tiled and wooden floors, peninsula and a range of wall and base units.

Side Hallway

14'6" (max) - 6'6" (max)
Radiator, tiled floor, store room and door to the side of the house.

Downstairs W/C

6'9" (max) - 5'6" (max)
Tiled floor, wash-hand basin with pedestal/unit under, heated towel rail and W/C.

Utility Room

7'3" (max) - 6'0" (max)
Tiled floor, composite sink with drainer, boiler, plumbing for a washer and dryer, radiator, velux window and a range of units.

First Floor Landing

7'6" (max) - 7'3" (max)
Stairs to the upper and lower levels.

Bedroom Two

13'9" (max) - 11'6" (max)
Radiator, bay window and built-in wardrobes.

Bedroom Three

11'6" (max) - 11'0" (max)
Radiator.

Bedroom Four

7'3" (max) - 7'0" (max)
Radiator.

House Bathroom

8'6" (max) - 7'6" (max)
Fully tiled walls and floor, panel bath with shower over, heated towel rail, wash-hand basin with pedestal/unit under, airing cupboard, radiator and W/C.

Second Floor Landing

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

Master Bedroom

18'6" (max) - 18'0" (max)
Velux windows, built-in wardrobes, desk/dressing table and cupboards, and under eaves storage and radiator.

Shower Room

8'3" (max) - 5'9" (max)
Tiled floor, shower cubicle with glass enclosure, wash-hand basin with pedestal/unit under, heated towel rail and W/C.

Front Gardens

Paved areas for extra parking, mature hedges, flower beds, plants and shrubs.


Driveway

With parking for at least two vehicles, with additional parking behind gates and a gated walkway to the rear gardens.

Rear Gardens

Grassed lawn, mature trees, flower beds, plants, shrubs, rockery, patio areas, gravelled areas and a walkway to the front.

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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.







