



**HUNTERS**<sup>®</sup>

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**21 Moor Allerton Avenue, Moortown, Leeds, LS17 6SG**

Energy Rating: TBC | Council Tax Band: C

Asking Price £500,000

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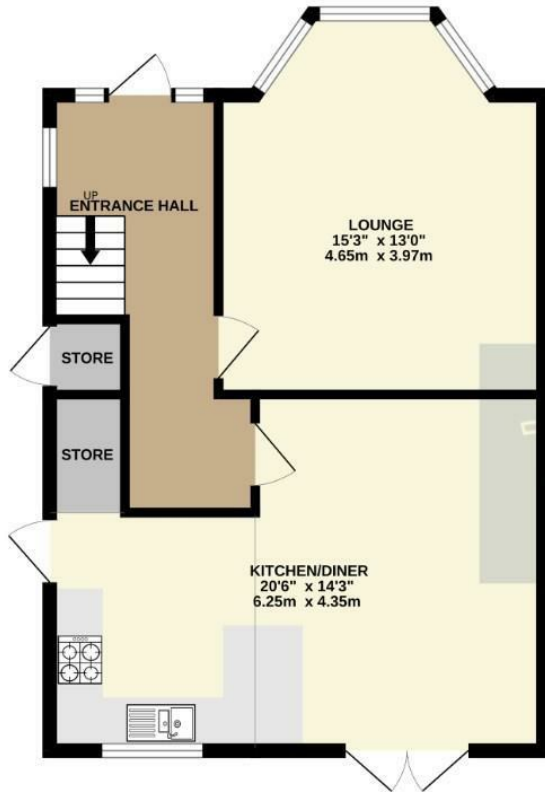
Asking Price £500,000

BEAUTIFULLY RENOVATED TO AN EXCELLENT STANDARD – IMMACULATE MOVE IN READY CONDITION – SUPERB FAMILY HOME – SEMI-DETACHED HOUSE – FIVE BEDROOMS – TWO BATHROOMS – GARDENS TO THE FRONT AND REAR – DRIVEWAY – QUIET STREET IN MOORTOWN – NO CHAIN

Having recently been fully renovated to a great standard including a brand new loft conversion, this five bedroom, two bathroom, semi-detached house makes a terrific family home that ticks all the boxes. Located on a quiet street in Moortown, the property is close to good and outstanding primary and secondary schools, shops, restaurants, cafes, bars, pubs and transport link to name just some of the great amenities close by. There are landscaped gardens to the front and rear as well as newly laid driveway, externally. Internally, it briefly comprises; entrance hall, lounge and kitchen dining room on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. On the top floor are two further bedrooms, landing and shower room. Energy Rating - C

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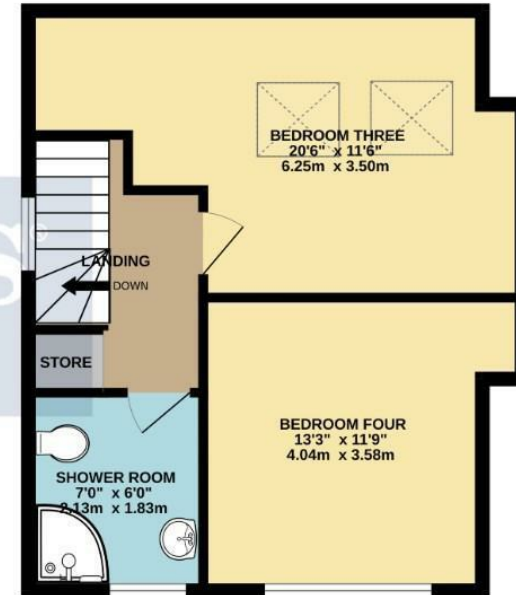
GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



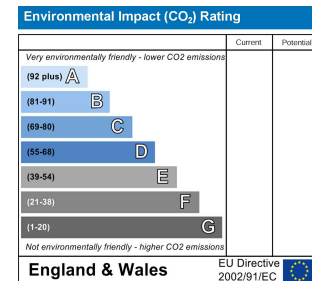
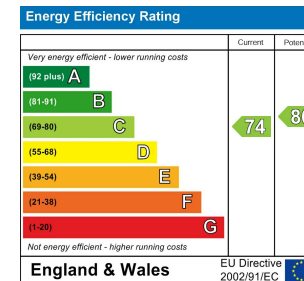
2ND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



MOOR ALLERTON AVENUE, MOORTOWN, LEEDS, LS17 6SG

TOTAL FLOOR AREA : 1550 sq.ft. (144.0 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**

16'9" (max) - 8'6" (max)

Radiator and stairs to the upper levels.

**Lounge**

15'3" (max) - 13'0" (max)

Radiator and bay window.

**Kitchen Breakfast Room**

20'6" (max) - 14'3" (max)

Gas hob with extractor over, fan oven, stainless steel sink with drainer, dish washer, breakfast bar, double doors to the rear garden patio, door to the side, radiator and a range of wall and base units.

**First Floor Landing**

8'6" (max) - 7'9" (max)

Stairs to the upper and lower level.

**Master Bedroom**

15'3" (max) - 11'6" (max)

Radiator and bay window.

**Bedroom Two**

14'3" (max) - 11'6" (max)

Radiator.

**Bedroom Five**

9'0" (max) - 8'6" (max)

Radiator.

**House Bathroom**

9'6" (max) - 8'6" (max)

Fully tiled walls and floor, panel bath with shower over, Wash hand basin, built in storage, heated towel rail and w/c.

**Second Floor Landing**

10'3" (max) - 6'0" (max)

Stairs to the lower level and built in store room.

**Bedroom Three**

20'6" (max) - 11'6" (max)

Radiator and Velux windows.

**Bedroom Four**

13'3" (max) - 11'9" (max)

Radiator.

**Shower Room**

7'0" (max) - 6'0" (max)

Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, heated towel rail and w/c.

**Front Gardens**

Grassed lawns with flower beds and walkway to the front door.


**Driveway**

With parking for several vehicles.

**Rear Gardens**

Grassed lawns, flower beds, plants, shrubs and patio to the rear of the gardens.

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.









