

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wycliffe Drive

Moortown, Leeds, LS17 6DS

Offers Over £290,000

 3  1  2  TBC

Council Tax: C





# 5 Wycliffe Drive

Moortown, Leeds, LS17 6DS

Offers Over £290,000



## Open Porch

8'0" (max) - 2'3" (max) (2.44m (max) - 0.69m (max))

## Entrance Hall

14'0" (max) - 6'9" (max) (4.27m (max) - 2.06m (max))  
Stairs to the upper level.

## Store Room

3'0" (max) - 2'9" (max) (0.91m (max) - 0.84m (max))

## Lounge

12'0" (max) - 11'0" (max) (3.66m (max) - 3.35m (max))  
Radiator.

## Dining Room

13'3" (max) - 12'0" (max) (4.04m (max) - 3.66m (max))  
Radiator and built in storage.

## Kitchen

10'6" (max) - 6'9" (max) (3.20m (max) - 2.06m (max))  
Boiler, stainless steel sink with drainer, door to the side and a range of base units.

## Landing

11'3" (max) - 6'9" (max) (3.43m (max) - 2.06m (max))  
Stairs to the lower level.

## Master Bedroom

13'3" (max) - 12'0" (max) (4.04m (max) - 3.66m (max))  
Radiator.

## Bedroom Two

12'0" (max) - 11'0" (max) (3.66m (max) - 3.35m (max))  
Radiator.

## Bedroom Three

8'6" (max) - 8'0" (max) (2.59m (max) - 2.44m (max))  
Radiator.

## Shower Room

6'9" (max) - 6'3" (max) (2.06m (max) - 1.91m (max))  
Wet room style floor with shower over, built in storage, radiator and wash hand basin.

## Separate W/C

4'3" (max) - 3'9" (max) (1.30m (max) - 1.14m (max))  
W/c.

## Front Gardens

Mainly grassed lawns, walkway to the front door, trees, plants, bushes and flower beds. Potential to convert part into a driveway.

## Outdoor Store Room

3'0" (max) - 3'0" (max) (0.91m (max) - 0.91m (max))

## Rear Gardens

Grassed lawns trees, plants, bushes and flower beds.

**SEMI-DETACHED HOUSE – THREE BEDROOMS – IN NEED OF MODERNISATION – SUPERB POTENTIAL TO EXTEND SUBJECT TO PLANNING – GREAT INVESTMENT OPPORTUNITY – GARDENS TO THE FRONT AND REAR – CUL-DE-SAC LOCATION – IDEAL FOR A FIRST TIME BUYER – MOORTOWN – NO CHAIN**

In need of modernisation, with great potential to extend subject to appropriate planning consents, this three bedroom semi-detached house is available with no chain. Located on a quiet cul-de-sac in the heart of Moortown, the property is close to good and outstanding schools, cafes, bars, restaurants, shops, transport links and parks to name some of the great amenities in the area. There are gardens to the front and rear externally. Internally, it briefly comprises; open porch, entrance hall, store room, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedroom, landing, shower room and separate w/c. Energy rating - TBC





Road Map



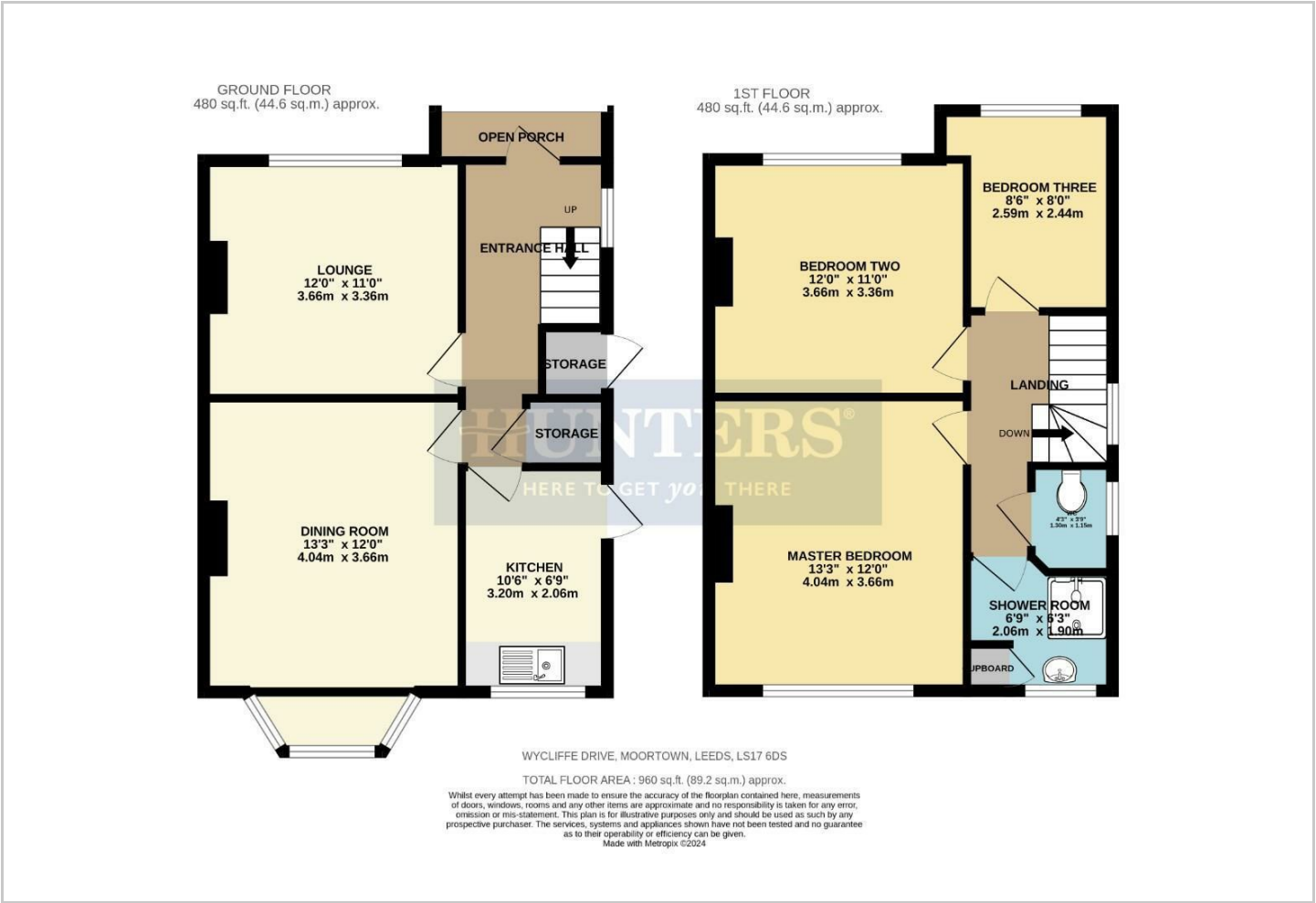
Hybrid Map



Terrain Map



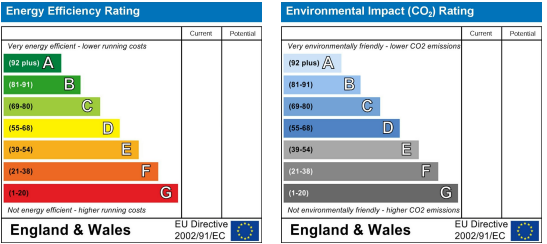
Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.