

HUNTERS®

HERE TO GET *you* THERE



Allerton Grange Rise

Moortown, Leeds, LS17 6LH

Offers Over £350,000



Council Tax: C



46 Allerton Grange Rise

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Entrance Hall

14'6" (max) - 7'9" (max) (4.42m (max) - 2.36m (max))
Stairs to the upper level.

Lounge

13'9" (max) - 12'6" (max) (4.19m (max) - 3.81m (max))
Gas fire with surround, radiator and bay window
overlooking the front of the property.

Dining Room

11'10" (max) - 11'6" (max) (3.61m (max) - 3.51m
(max))
Radiator.

Kitchen

8'9" (max) - 7'9" (max) (2.67m (max) - 2.36m (max))
Stainless steel sink with drainer, boiler, pantry, door to
the side and a range of wall and base units,

Landing

10'6" (max) - 7'10" (max) (3.20m (max) - 2.39m (max))
Stairs to the lower level.

Master Bedroom

13'9" (max) - 12'6" (max) (4.19m (max) - 3.81m (max))
Radiator and bay window overlooking the front of the
property.

Bedroom Two

11'10" (max) - 11'6" (max) (3.61m (max) - 3.51m
(max))
Radiator and built in wardrobes.

Bedroom Three

8'2" (max) - 6'9" (max) (2.49m (max) - 2.06m (max))
Radiator.

Bathroom

7'9" (max) - 5'3" (max) (2.36m (max) - 1.60m (max))
Shower cubicle with glass enclosure, wash hand
basin, heated towel rail and built in storage.

Separate W/C

4'9" (max) - 3'0" (max) (1.45m (max) - 0.91m (max))
W/c.

Front Garden

Mainly paved areas with flower beds, plants, bushes
and shrubs.

Driveway

With parking for several vehicles.

Detached Garage

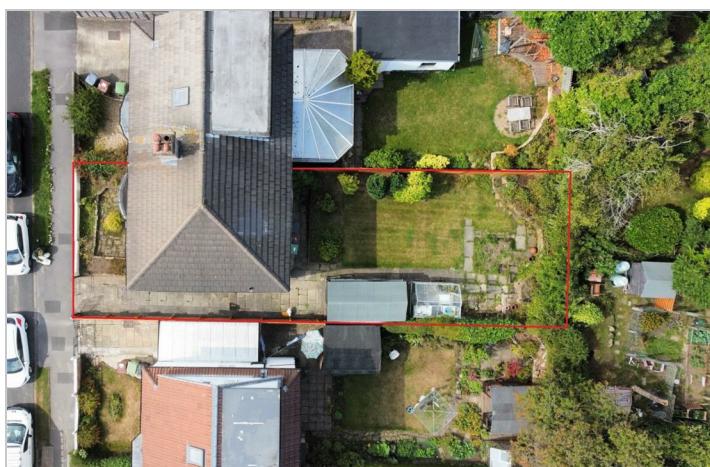
Barn style doors.

Rear Garden

Mainly grassed lawns, mature plants, hedges, bushes,
flower beds, paths and patios.

SEMI-DETACHED PROPERTY – THREE BEDROOMS – GREAT POTENTIAL TO EXTEND SUBJECT TO APPROPRIATE PLANNING CONSENTS – SUBURB FIRST TIME PURCHASE – EXCELLENT FAMILY HOME – GARDENS TO THE FRONT AND REAR – DRIVEWAY – DETACHED GARAGE – MOORTOWN

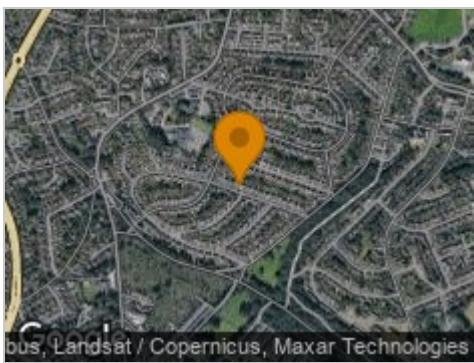
A brilliant opportunity for first time buyers or anyone looking for a great home, is this three bedrooms, semi-detached house in need of some modernisation but with great potential. Located on a quiet street on the border of Moortown, Roundhay and Chapel Allerton, the property is close to good and outstanding schools, bars, restaurants, cafes, parks and transport links to name just some of the great local amenities in the area. There are gardens to the front and rear, a driveway and detached garage externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are two double bedrooms, landing, house bathroom, separate w/c and a further smaller bedroom. Energy Rating - D



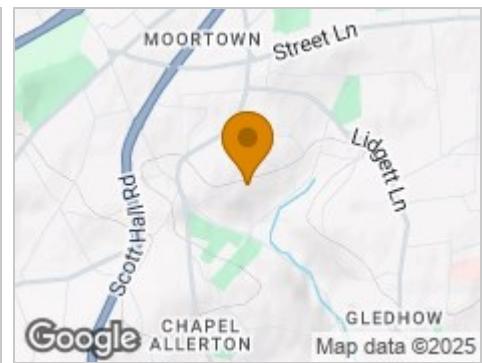
Road Map



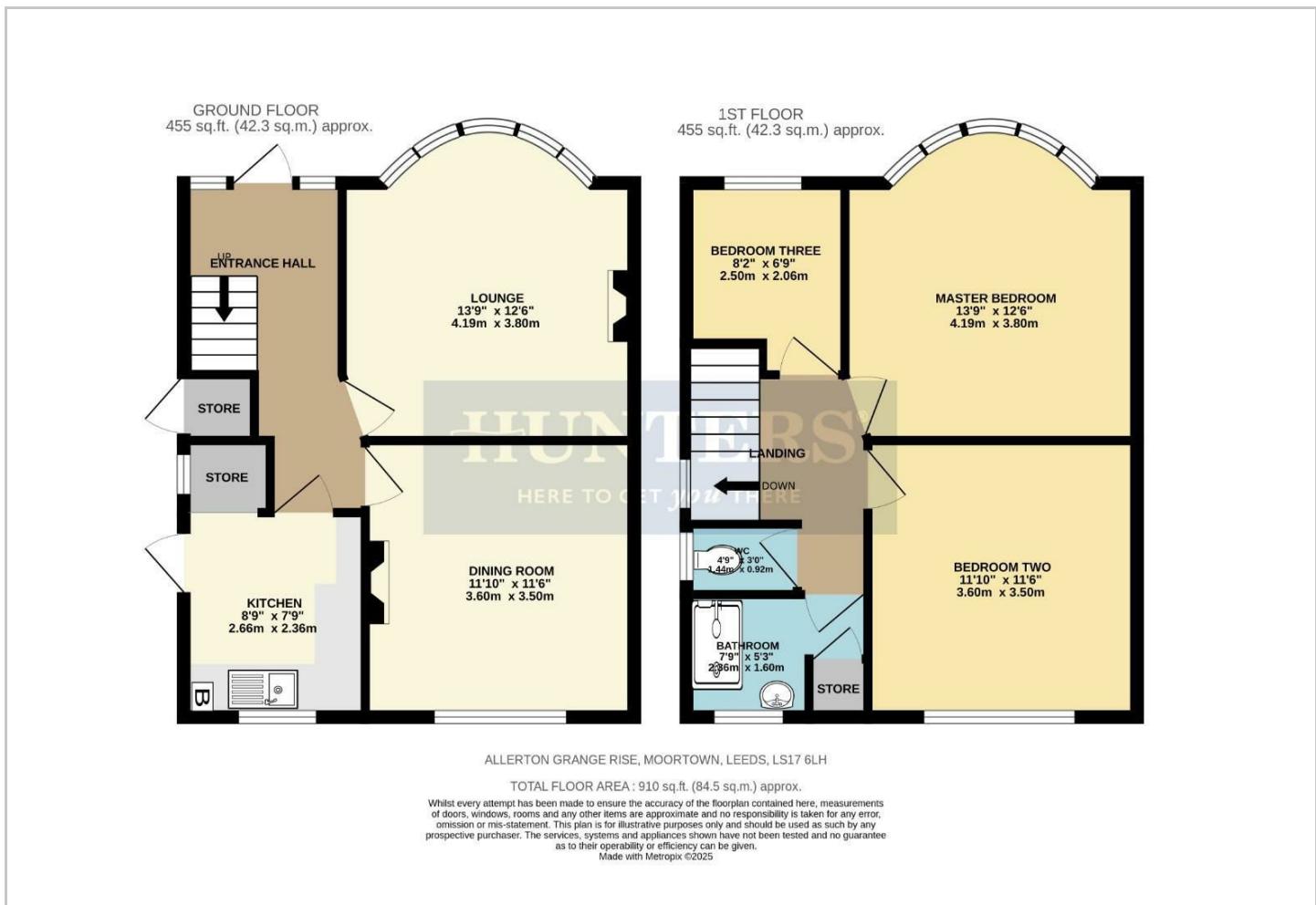
Hybrid Map



Terrain Map



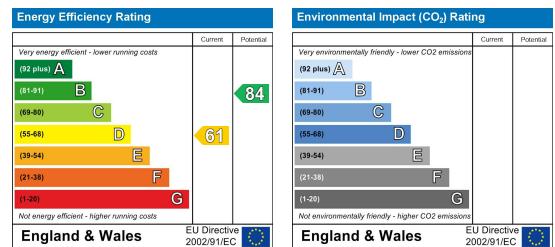
Floor Plan



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.