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9 Highwood Crescent, Moortown, Leeds, LS17 6ER
Energy Rating: TBC | Council Tax Band: C
Asking Price £300,000

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SUPERB FAMILY HOME – IDEAL FOR A FIRST TIME BUYER – SEMI-DETACHED HOUSE – THREE BEDROOMS – EXCELLENT CORNER PLOT – ENORMOUS POTENTIAL TO EXTEND SUBJECT TO PLANNING – GARDENS TO THE FRONT SIDE AND REAR – DRIVEWAY AND DETACHED GARAGE – CUL-DE-SAC LOCATION IN MOORTOWN – NO CHAIN

Set in an enviable corner plot at the top of a cul-de-sac, this three bedroom semi-detached house has enormous potential to extend to the side and rear subject to the appropriate planning consents. Located in Moortown, the property is close to good and outstanding primary and secondary schools, shops, restaurants, cafes, bars, pubs and parks to name just some of the great amenities close by. There are terrific gardens to all three sides, a detached garage and driveway, externally. Internally, it briefly comprises; entrance hall, lounge, dining room and kitchen on the ground floor. On the first floor there are three bedrooms, landing and house bathroom. Energy Rating - TBC

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GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



HIGHWOOD CRESCENT, MOORTOWN, LEEDS, LS17 6ER

TOTAL FLOOR AREA: 850 sq.ft. (79.0 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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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		
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

13'3" (max) - 6'6" (max)

Radiator, storage under the stairs and stairs to the upper level.

Lounge

13'3" (max) - 10'3" (max)

Gas fire with surround, radiator, wall lights and opening to the dining room.

Dining Room

11'6" (max) - 9'0" (max)

Radiator, opening to the lounge and sliding doors to the rear gardens.

Kitchen

11'6" (max) - 7'9" (max)

Composite sink with drainer, door to the side and a range of wall and base units.

Landing

8'0" (max) - 7'0" (max)

Loft access via pull down ladder to boarded loft and stairs to the lower level.

Master Bedroom

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

Built in wardrobes and radiator.

Bedroom Two

11'0" (max) - 9'9" (max)

Radiator and store room housing the boiler.

Bedroom Three

10'0" (max) - 7'0" (max)

Built in wardrobes and radiator.

Bathroom

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

Tiled walls, panel bath with shower over, wash hand basin, radiator and w/c.

Front Gardens

Grassed lawns with flower beds, plants and shrubs.

Driveway

With parking for several vehicles.

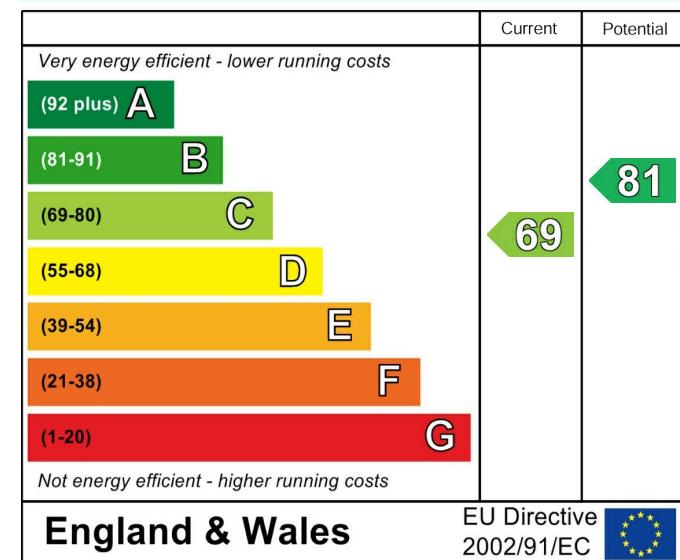
Detached Garage

17'9" (max) - 8'9" (max)

Electric up and over door, pedestrian door, power and lights.

Rear and Side Gardens

Grassed lawns, block paved patio areas, bushes, plants, shrubs and trees. The property backs on to woodland and is secured by fences.

Energy Efficiency Rating

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.

