



80 Fir Tree Approach, Moortown
£235,000

NO CHAIN - IN NEED OF MODERNISATION - An ideal opportunity to create your perfect home. This spacious, three bedroom semi detached house is set within private South facing gardens and requires cosmetic modernisation throughout. Having gas central heating and Upvc double glazing, the property comprises:

Entrance hall, living room, open plan dining kitchen, conservatory, guest wc, rear porch, two good size double bedrooms with a further single to the first floor, wet room. Outside are low maintenance gardens with gated, off street parking to the front and the rear is South facing with a high degree of privacy overlooking woodland.

AREA GUIDE

Situated in one of the most desirable suburbs of Leeds, nestled in a quiet enclave populated by professionals & families, offering a home located within the catchment area for outstanding primary schools & within walking distance to both Allerton High & Grammar School. For those wishing to shop, wine & dine, or enjoy a relaxing brunch & coffee, a 5 minute drive will take you to the upmarket suburbs of Roundhay & Chapel Allerton where you can pop in to Starbucks after shopping at the cheese deli & the fishmongers

GROUND FLOOR

ENTRANCE HALL

Tiled floor, staircase leading off, central heating radiator, understair store cupboard



LIVING ROOM

14'11" x 11'1" (4.55m x 3.40m)

Upvc double glazed window to front, central heating radiator, gas fire and surround





OPEN PLAN DINING AND KITCHEN

18'4" x 11'2" (5.60m x 3.42m)

Range of wall and base units with corresponding worktops, stainless steel sink unit with mixer tap, plumbed for washing machine, tiled floor, central heating radiator, Upvc double glazed window to rear



CONSERVATORY

9'4" x 8'7" (2.86m x 2.63m)

Tiled floor, Upvc double door to garden

REAR PORCH

Tiled floor, Upvc double glazed panel door to garden

GUEST WC

Tiled floor, Upvc double glazed window

LANDING

Upvc double glazed window to side, linen cupboard



BEDROOM 1

11'1" x 14'8" (3.40m x 4.48m)

Upvc double glazed window to front, central heating radiator



BEDROOM 2

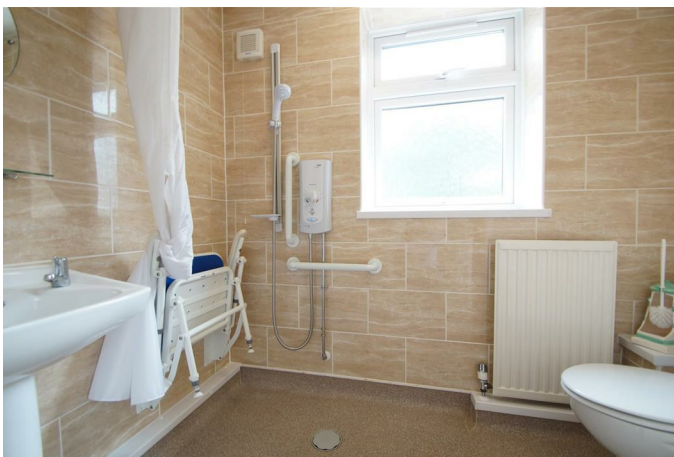
10'9" x 14'8" (3.30m x 4.48m)

Upvc double glazed windows to rear overlooking South facing garden and woodland, central heating radiator, built in cupboard

BEDROOM 3

8'10" x 9'1" (2.71m x 2.77m)

Upvc double glazed window to front, built in cupboard



WET ROOM

5'5" x 7'4" (1.67m x 2.26m)

Low wc, pedestal washbasin, fully tiled walls, wall mounted shower unit, central heating radiator gas fired central heating boiler



OUTSIDE

To the front is a low maintenance garden approached via gates leading to a parking bay providing off street parking.

To the rear is a low maintenance stocked South facing garden benefiting from a high degree of privacy due to natural foliage. There is a large outside storage unit

EPC

Rating D

TENURE

Freehold

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday, 9am to 4pm on Saturdays and 10am to 3pm on Sundays.

DIRECTIONS

From the Moortown Ring Road travel up King lane towards Nursery lane past Allerton high school on your right hand side and turn right on to Nursery Lane. Take your second right on to Lingfield Hill and first left on to Fir Tree Approach.

FIXTURES AND FITTINGS

NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE.

MEASUREMENTS

MEASUREMENTS: DUE TO THE VARIATIONS AND TOLERANCES IN METRIC AND IMPERIAL MEASUREMENTS. MEASUREMENTS CONTAINED IN THE PARTICULARS MUST NOT BE RELIED UPON FOR ORDERING CARPETS/FURNITURE ETC. THE BOUNDARIES OF THE PROPERTY HAVE NOT BEEN VERIFIED FROM A DEED PLAN; PURCHASERS ARE ADVISED TO MAKE THEIR OWN ENQUIRIES FROM THEIR OWN SOLICITOR BEFORE EXCHANGE OF CONTRACTS.

COMPANY INFO

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