



66 Blackmoor Road, Moortown
£210,000

OFFERED WITHOUT CHAIN - Fantastic first time buy in this desirable area. On a spacious corner plot this three bedroom semi-detached house is a wonderful purchase for any professional or young family. The property benefits from Upvc double glazing and gas central heating. Briefly comprising: Entrance porch, downstairs wc, utility room, fitted breakfast kitchen, spacious living room with dining area. To the first floor there are two double bedrooms and one single (the current owner has adapted the layout upstairs to provide an enlarged third bedroom). Bathroom with shower. This beautiful property has a driveway providing ample off street parking and gardens to three sides - Internal viewing essential to fully appreciate what a gem this is! EPC RATING E

AREA GUIDE

Situated facing the beautiful Adel woods this property has fantastic walks on the doorstep. With excellent transport within immediate walking distance the property is well served to provide access to Leeds city centre and surrounding areas. Sainsbury's Moor Allerton centre, Homebase and David Lloyd leisure facilities are just a short stroll from this property.

GROUND FLOOR

Upvc double glazed door to:

ENTRANCE HALL

Stairs to first floor, doorway to kitchen



CONTEMPORARY FITTED BREAKFAST KITCHEN

12'7" x 10'7" (3.86m x 3.24m)

High gloss white wall and base units with corresponding black speckled work tops, breakfast bar with seating area, ceramic white sink with drainer, Upvc double glazed window, stainless steel extractor fan

SIDE PORCH

Useful porch area with door to downstairs wc, door to kitchen and door to utility

UTILITY/GUEST WC

White wc, stainless steel sink with drainer, corresponding cupboards and work tops to the kitchen, plumbed for washing machine, gas Combi central heating system, central heating radiator



SECOND UTILITY AREA

Ducted for dryer



LIVING ROOM

18'7" x 10'8" (5.67 x 3.24)

Spacious reception room with dining area
Upvc double glazed windows to both sides of the room making this a pleasant bright reception room, two central heating radiators, electric fire

FIRST FLOOR

LANDING

Access to boarded loft via fixed ladder, two Upvc double glazed windows



BATHROOM

White suite, low wc, wash basin, 'P' shaped bath with shower screen, shower above the bath, fully walk tiled with contemporary cream tiles, stainless steel heated towel rail, Upvc double glazed frosted window



BEDROOM 1

2.94m x 4.68m

Upvc double glazed window, central heating radiator





BEDROOM 3

2.57m plus wardrobe space x 1.85m
An enlarged single bedroom
Wardrobe, Upvc double glazed window



BEDROOM 2

8'10" x 16'0" max (2.68 x 4.87 max)
Upvc double glazed window, central heating radiator,
built in wardrobe



OUTSIDE

Enjoying a corner plot there are gardens to three sides, driveway providing off street parking. The vendor has informed us that the external insulation has been recently carried out on the property

TENURE

Freehold

EPC

Rating E

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

COUNCIL TAX BAND

TBC

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 Ring Road continue over the traffic lights onto Blackmoor Road, travel down until you reach the woods on your left hand side where you will find the property on the right hand side

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

FIXTURES & 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.

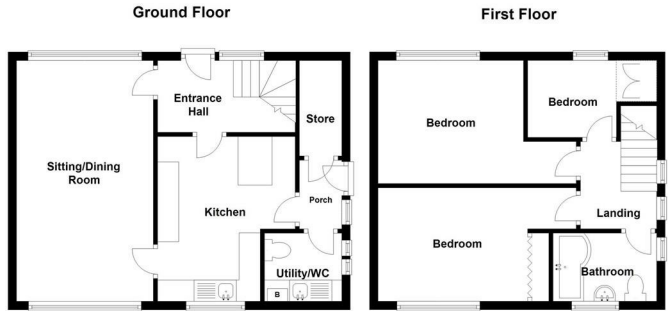
THE SELLER DOES NOT INCLUDE IN THE SALE ANY CARPETS, LIGHT FITTINGS, FLOOR COVERINGS, CURTAINS, BLINDS, FURNISHINGS, ELECTRIC/GAS APPLIANCES (WHETHER CONNECTED OR NOT) OR ANY OTHER FIXTURES AND FITTINGS UNLESS EXPRESSLY MENTIONED IN THESE PARTICULARS AS FORMING PART OF THE SALE. MEASUREMENTS: DUE TO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

Please note this brochure has not been vendor checked and is subject to alteration

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Floor plans are for identification only. All measurements are approximate.
Plan produced using PlanUp.

