



MORFITT SHAW

Independent Estate Agents

High Moor Avenue, Moortown



Presenting a substantial four bedroom detached bungalow providing unusually spacious and well planned living space, set within immaculate and private gardens in a highly sought after location. An early viewing is recommended in order to fully appreciate the quality and extent of the accommodation on offer.

£375,000

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Introduction

Providing unusually spacious four-bedroom accommodation, with particularly generous reception rooms, this large detached bungalow is ideal for the discerning buyer searching for a combination of space, beautiful private gardens and an excellent location.

The well maintained and presented property briefly comprises; reception hall, rear hall, large sitting room opening on to the dining room if required, sun lounge, cloakroom, breakfast kitchen, four bedrooms, two of which open on to the beautiful gardens, and bathroom.

Moortown is an ideal location for access to parks, schools and shops, including Marks and Spencer as well those on Street Lane, with many recreational facilities available in the vicinity. Leeds centre is a short drive away, being easy accessible either by car or the excellent local transport network.

Accommodation

With PVCu double-glazing, security alarm system and gas fired central heating.

Reception hall

Glazed access door with window to either side. Light oak laminate flooring, picture rail and two ceiling lights. Glazed double doors to:

Rear hallway

Two useful built in store cupboards, picture rail and two ceiling lights. Access to the part boarded loft.

Cloakroom and WC

Obscured window to the side, low suite WC and vanity wash basin. Light oak laminate flooring, two ceiling lights and part tiled walls.



Spacious sitting room 18'9 x 14'5

Wide window to the front. Gas fire with tiled surround and timber mantel. Built in display cupboards with obscured windows and door, to the hallway. Glazed concertina screen with door leads to the dining room and double glazed doors to the sun lounge. TV point, ceiling light and three wall light points.



Sun lounge **13'8 x 7'5**

Glazed patio door to the front, with windows to the side and front overlooking the neatly tended gardens.

Dining room **14'2 x 13'4**

Window to the front, and glazed door. Ceiling light and serving hatch.

Large breakfast kitchen **13'10 x 13'**

Glazed door, fully glazed side entrance door and window to the side. Fitted with a comprehensive range of base and wall cupboards with laminate work surfaces. Double bowl sink unit with mixer tap, gas cooker point, plumbing for washing machine and dishwasher and space for fridge freezer. Light oak laminate flooring, two ceiling lights, two wall spotlights and telephone point. Extractor fan and part tiled walls.



Bedroom 1 **16'5 x 13' into wardrobes**

With patio doors leading to the charming and private rear garden. Fitted with an extensive range of furniture including wardrobes, providing hanging space, with cupboards over. Knee-hole dressing table with mirror and overhead lighting. Two wall light points and ceiling light plus ceiling coving.



Bedroom 2/Study **13'5 x 10'9**

With patio door to the enclosed rear garden. Fitted furniture with hanging space and cupboards over. Ceiling light plus ceiling coving, wall light pouch and light oak laminate floor.

Bedroom 3 **13'3 x 9'9**

Window to the side. Fitted with a range of furniture including wardrobes with cupboards over and knee-hole dressing table. Ceiling light, two wall light points and ceiling coving.

Bedroom 4 **10' x 9'1**

Window to the side. Fitted furniture including wardrobe with cupboard over, and dressing table. Picture rail, ceiling coving and ceiling light.

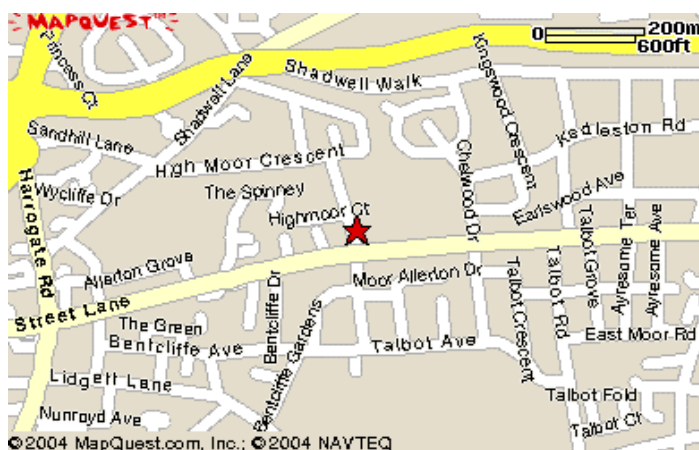
Bathroom

Fitted with a four piece suite, including panelled bath, vanity basin with cupboard under, low suite wc and shower cubicle with Mira thermostatically controlled shower. Fully tiled walls, light oak laminate flooring and ceiling light. Obscured window to the rear, Ventaxia extractor fan and heated towel rail.

Outside

The property is approached by a wide driveway with wrought iron gates, providing ample parking space and leading to the detached single garage plus tuber extension. The front garden is bounded by a brick built wall, and screened from the road by a variety of mature shrubs and trees, including cherry, eucalyptus and hebe. The central lawn is surrounded by well stocked and neatly tended borders. To the rear, the garden enjoys a mature wooded backdrop and is particularly private and well maintained. The fully stocked herbaceous borders surround the immaculate lawn. A paved pathway leads to the greenhouse, and to the side gate and driveway. Exterior buck storage housing boiler and waste bins, accessible from the kitchen.

Directions



From our office, turn right on to Street Lane and High Moor Avenue is the sixth right. The property is identified by a Morfitt Shaw 'For Sale' board.

Agent's notes : The property is freehold. All mains services are provided. Viewing strictly by appointment only.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

Morfitt Shaw opening times : Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00

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Big enough to impress, small enough to care.