

HARDISTY AND CO

King Lane
Moortown



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£350,000
Offers In The Region Of

hardistyandco.com

0113 239 0012

HARDISTY AND CO

LAUNCH DAY VIEWINGS AVAILABLE TO BOOK - THREE DOUBLE BEDROOM FAMILY HOME - with future potential to extend, subject to permission - DESIRABLE NORTH LEEDS SPOT - Beautifully finished, modern fittings and layout - Lovely character features - Hall, lounge, SUPER DINING KITCHEN & a bathroom - OFF-STREET PARKING with space for another car on the driveway. Lovely enclosed rear garden with paved seating/entertaining area. This in turn leads to a large enclosed lawn, perfect for children or pets. Shed. EPC - C



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INTRODUCTION

****Launch day viewings available Thursday 24th June 11am to 2pm and Saturday 26th June 1pm to 2.30pm**** A beautifully presented three double bedroom commanding home which thoughtfully blends character features with modern fittings and layout, perfect for the way we like to live today. The dining kitchen is ideal for family gatherings or entertaining, providing lots of storage and French doors to the enclosed generous sized garden. A great address and location, so very convenient and this home is ready to move straight into. Briefly comprising Entrance hall, superb dining kitchen, three good double bedrooms, (very rare to find three such good sized doubles) and a bathroom. Modern decor themes and future potential should one want to extend and increase living space, subject to permissions. The property boasts lovely family gardens. Off-street parking for one car, with space for another car on the driveway. At the rear, there is a lovely enclosed garden with paved seating/entertaining area. This in turn leads to a large enclosed lawn, perfect for children or pets. A shed provides useful storage space for garden implements etc.

HOW TO FIND THE PROPERTY

SAT NAV POST CODE LS17 6AA.

LOCATION

A highly regarded suburb within North Leeds. Offering excellent access links into the City centre and surrounding business regions, Harrogate, Ikley Wetherby etc. Extensive shopping and leisure facilities are on hand – walking distance/short drive to M&S, fabulous amenities at Moortown Corner, Moor Allerton complex, Street Lane, and Chapel Allerton - all vibrant social hubs too! Walking distance to lovely Moortown Park. For sports and leisure lovers there are abundant golf courses nearby including Alwoodley, Moor Allerton, Moortown, Leeds Golf Centre etc, as well as David Lloyd Leisure centre and Chapel Allerton Lawn Tennis and Squash club all close by. Schools of excellent repute can be found within a short distance along with The Grammar School. Beautiful countryside walks can be enjoyed within Harewood House grounds and at Roundhay Park where tennis courts are also located.

ACCOMMODATION

TO THE GROUND FLOOR

Beautiful traditional entrance door leading into...

ENTRANCE HALL

A traditional first impression with a twist of modern. Access to a useful storage cupboard. Staircase to the first floor. Impressive traditional doors leading into...

LOUNGE

11'4" x 19'7" (max)

A lovely reception room with beautiful bay window letting the light flood in. Feature fireplace with modern multi-fuel stove set atop a slate hearth. French doors allow in more natural light and provide access out into the garden. Stripped and stained floorboards.

DINING KITCHEN

10'0" x 16'0"

Excellent space combining cooking, dining and entertaining space where you can gather with friends and family alike. The large bay window provides an ideal spot for a dining table and chairs. Modern kitchen units and integrated appliances including electric double oven and four point electric hob, dishwasher and space for a fridge/freezer. Access to a useful under-stairs storage cupboard/pantry. Garden outlook.

TO THE FIRST FLOOR

Staircase from the hallway leading up to...



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LANDING

Again with impressive traditional doors leading into...

BEDROOM ONE

11'3" x 11'4"

A spacious double room with stripped and stained floorboards. Fitted wardrobes and cupboards providing good hanging and storage space. The window provides a lovely garden outlook. Traditional fireplace. Access to further built-in robe.

BEDROOM TWO

11'0" x 8'9"

A comfortable double bedroom with attractive decor theme. Feature bay window to the front elevation. Useful fitted storage cupboard.

BEDROOM THREE

12'4" x 8'0" (max)

A bright and airy room with window to the side elevation. A good sized double.

BATHROOM

6'0" x 6'0"

A stylish bathroom fitted with a modern white suite comprising bath with shower over and a

glazed screen, low flush WC and pedestal wash hand basin. Useful airing cupboard.

OUTSIDE

The property boasts lovely family gardens. Off-street parking for one car, with space for another car on the driveway. At the rear, there is a lovely enclosed garden with paved seating/entertaining area. This in turn leads to a large enclosed lawn, perfect for children or pets. A shed provides useful storage space for garden implements etc.

ADDITIONAL SERVICES - Disclosure Of Financial Inte

Unless instructed otherwise, the company would normally offer all clients, applicants and prospective purchasers its full range of estate agency services, including the valuation of their present property and sales service. We also intend to offer clients, applicants and prospective purchasers' mortgage and financial services advice through our association with our in-house mortgage and protection specialists HARDISTY FINANCIAL. We will also offer to clients and prospective purchasers the services of our panel solicitors, removers and contactors.

We would normally be entitled to commission or fees for such services and disclosure of all our financial interests can be found on our website at [https://hardistyandco.com/financial-interests/](https://hardistyandco.com/financial-interests/PLANNING & BUILDING REGS.)

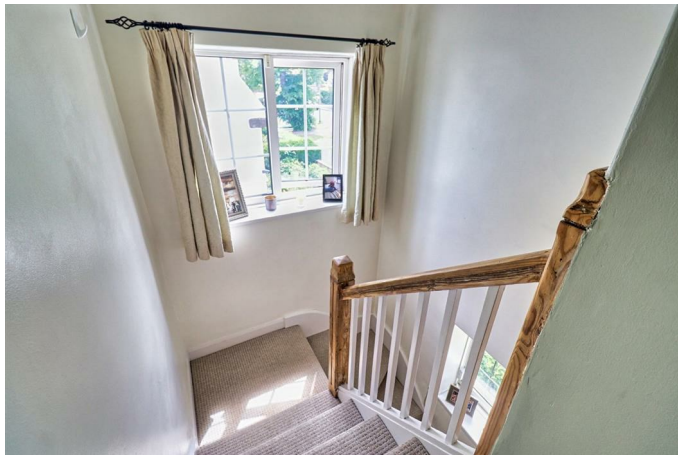
PLANNING & BUILDING REGS.
We are presently unable to confirm whether any appropriate planning permission or building regulation consents were obtained when altering the property, we do not hold on file, nor have we seen sight of any relevant supporting documents. Interested parties must satisfy themselves in this regard via their own Legal Representative.

MORTGAGE SERVICES

We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS

Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.



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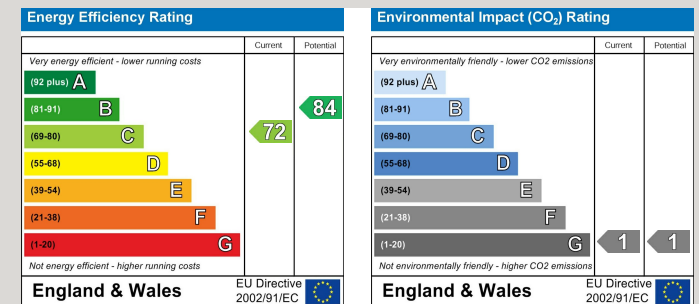
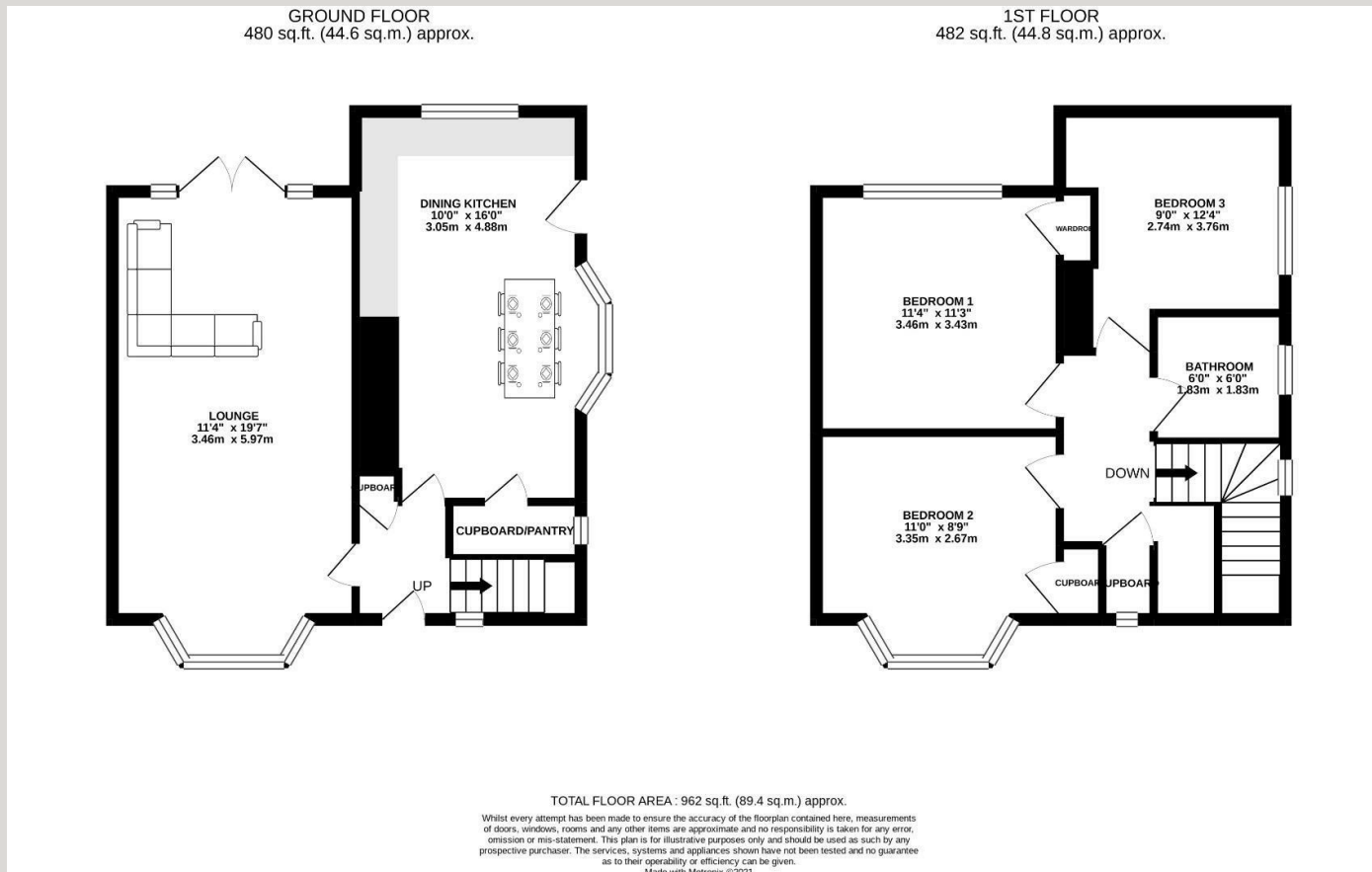
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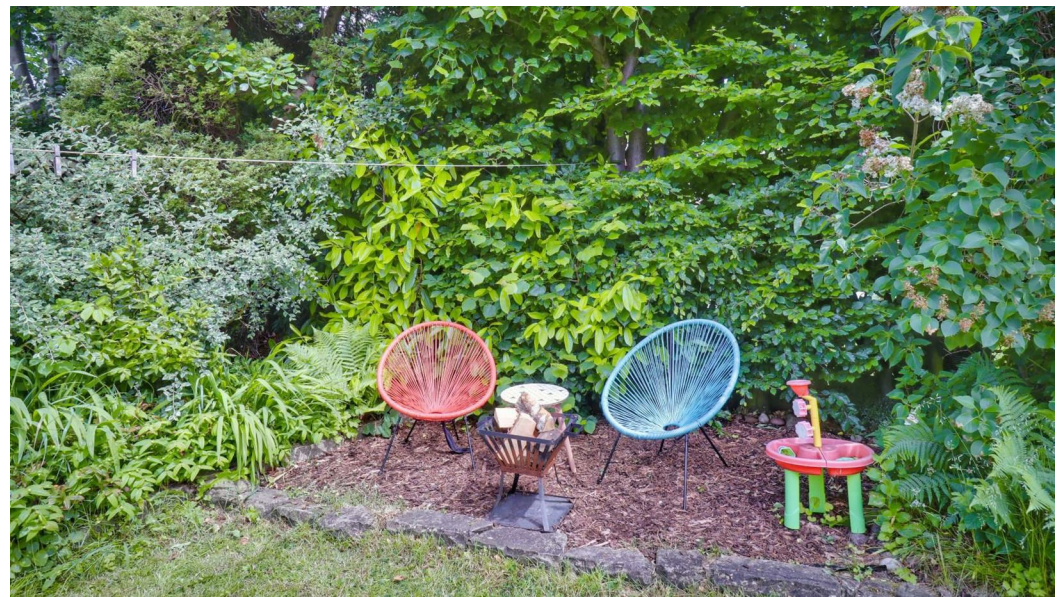
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This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co – Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or 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, floor coverings, light fittings, 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 this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.



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