



**517 Street Lane, Moortown, Leeds, LS17 6LA**

**£310,000**

Located in the heart of Moortown, an accessible three bedroom semi-detached family residence is available to purchase. Mostly uPVC double glazed and gas central heating system, EPC rating - E.

Accommodation includes entrance hall, fine lounge, sitting room, fitted kitchen, garden room. First floor landing, three double sized bedrooms, white bathroom suite, separate WC. Lovely south facing private lawned garden to the rear, driveway to detached garage.

The property is well located on Street Lane between Scott Hall Road and Harrogate Road offering great access to local shops, supermarkets including M&S, Waitrose and Sainsbury's and many independent shops, post office, GPs, optician, dentists, chemists, cafes & restaurants. With fine schools for all ages nearby, the property also benefits from great travel links, including the No 36 bus route from Leeds to North Yorkshire, easy commute into Leeds city centre. Roundhay Park is a short distance away.



## GROUND FLOOR

Timber front door with glazed side panel into

## ENTRANCE HALL

Turned staircase leading up to the first floor, hall robe, central heating radiator

## FINE LOUNGE

24'3" into bay x 10'9" (7.39m into bay x 3.28m)



uPVC double glazed bay window to the front, three central heating radiators, feature fireplace around living flame gas fire, glazed door with side panels leading into

## GARDEN ROOM

8'2" x 11'1" (2.5 x 3.4)

Glazed stable door with two double glazed windows leading to the rear garden

## FITTED KITCHEN

9'2" x 10'2" (2.8 x 3.1)



uPVC double glazed window, range of fitted units with corresponding work tops, ceramic splash back tiling, stainless steel sink with mixer tap and drainer, space for gas oven, plumbed for washing machine, door to pantry, door leading out to side driveway

Glazed door leading to

## SITTING ROOM

11'9" x 8'10" (3.6 x 2.7)



Glazed window to the side, central heating radiator

## FIRST FLOOR

## LANDING

Ceiling hatch access to the loft, uPVC double glazed window to the front

## BEDROOM 1

13'9" into bay x 11'1" (4.2 into bay x 3.4)

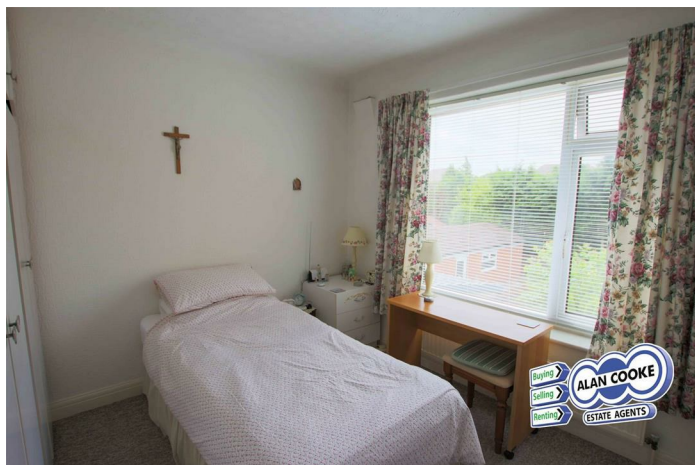


uPVC double glazed bay window to the front, central heating radiator



## BEDROOM 2

9'10" x 10'9" (3.0 x 3.3)



Range of built in wardrobes, uPVC double glazed window to the rear, central heating radiator

## BEDROOM 3

14'1" x 8'10" (4.3 x 2.7)



Generous range of built-in wardrobes, uPVC double glazed window, central heating radiator, airing cupboard with hot water tank

## BATHROOM



White suite of wood panelled bath, walk in shower cubicle, pedestal wash basin, central heating radiator, part ceramic tiled walls, uPVC double glazed window, wall mounted cupboard

## SEPARATE WC

Low WC, uPVC double glazed window

## OUTSIDE



Tall hedge to the front borders with gate access to brick paved driveway offering off-street parking for several vehicles with additional double gates. Small lawned front garden with stocked border. Door to under-stair storage area. Out-house containing gas fired central heating boiler, lovely sized south facing lawned and stocked private rear garden, detached garage, two garden sheds, patio area





## OUTSIDE



## OUTSIDE



## TENURE

Freehold

## HOW TO GET THERE

From our office on Harrogate Road turn onto the west bound section of Street Lane towards Scott Hall Road where the property is shortly on the left hand side

## VIEWINGS

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

## GENERAL

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point which is of particular importance then let us know and we will verify it for you. These particulars do not constitute a contract or part of a contract.

## FIXTURES & FITTINGS

The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order.

## INTERNAL PHOTOGRAPHS

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

## MEASUREMENTS

All measurements quoted are approximate.


## FLOORPLAN

The floorplan is provided for general guidance and is not to scale.

## Alan Cooke Estate Agents Ltd

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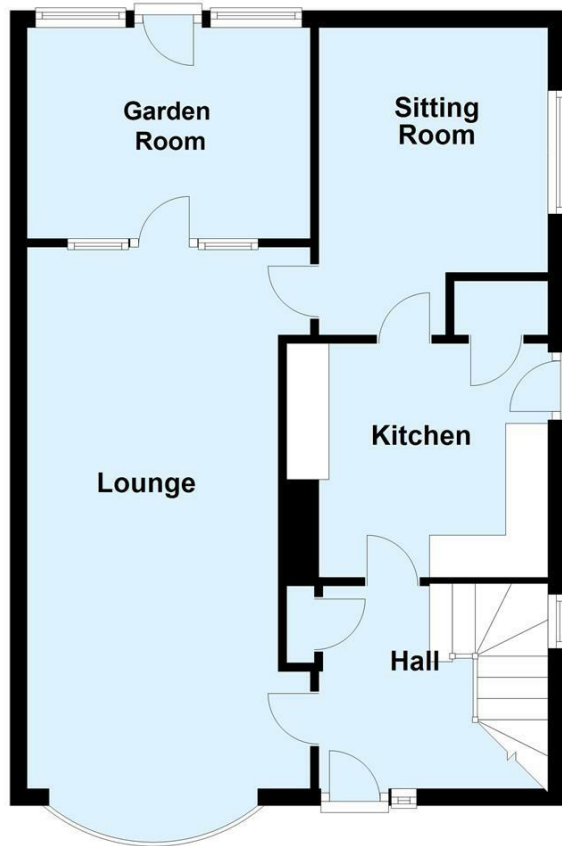
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Ground Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



## First Floor

Approx. 46.6 sq. metres (502.1 sq. feet)

