



599 Stonegate Road, Moortown  
£465,000

EXTENDED - FOUR BEDROOM - SPACIOUS DETACHED HOUSE - DINING KITCHEN - DINING ROOM - GARDEN ROOM - UTILITY ROOM - CONVENIENT LOCATION - GARAGE

Sitting on a generous plot with a delightful mature garden to the rear, in a ready to move into condition the accommodation in this family home offers exceptional proportions, in particular the stunning open plan living kitchen space with a central island making it ideal for entertaining. With Upvc double glazing and gas central heating the property briefly comprises: Entrance porch, entrance hallway, guest wc, access to integral garage (the current owners have partitioned off part of the garage to create a useful utility area). The dining kitchen has been refurbished to a superior standard with black Granite worktops and an extensive range of units with a central island. Leading from the kitchen is a bright garden room which leads out to the dining decking and enjoys the view of the garden. The dining room is an excellently proportioned space which easily fits the generous eight-seater table that the current owner has in place. The living room area is to the front of the property and is another well-proportioned room. To the first floor is a white house bathroom with bath and shower above. The four bedrooms all have contemporary built in wardrobes/storage. The bedrooms are all of excellent proportions - An internal viewing is essential to fully appreciate this wonderful home

### AREA GUIDE

The property is conveniently located being within walking distance to the extensive amenities of Moortown Corner and of Street Lane. The further amenities at the Moor Allerton complex including Sainsbury's are also within easy vehicular access as is the David Lloyd leisure centre opposite on the Ring Road. Leeds City Centre is also easily accessible via frequent public transport links and there are a variety of golf courses and good schools for all ages within the area.



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: [info@alancookenet.co.uk](mailto:info@alancookenet.co.uk)

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SALES & LETTINGS



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SALES & LETTINGS





### TENURE

TBC

### EPC RATING

TBC

### COUNCIL TAX BAND

TBC

### COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460

### 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

### FIXTURES AND FITTINGS

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### FLOORPLANS

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