



7 West Lea Garth, Moortown
£425,000

TURN KEY CONDITION - SUBSTANTIALLY EXTENDED-
THREE BEDROOMS - QUIET CUL DE SAC LOCATION -
OPEN PLAN DINING KITCHEN WITH BI-FOLD DOORS -
LIVING ROOM- DOWNSTAIRS WC - GARAGE - WITHIN
CATCHMENT AREA OF OUTSTANDING PRIMARY & HIGH
SCHOOLS

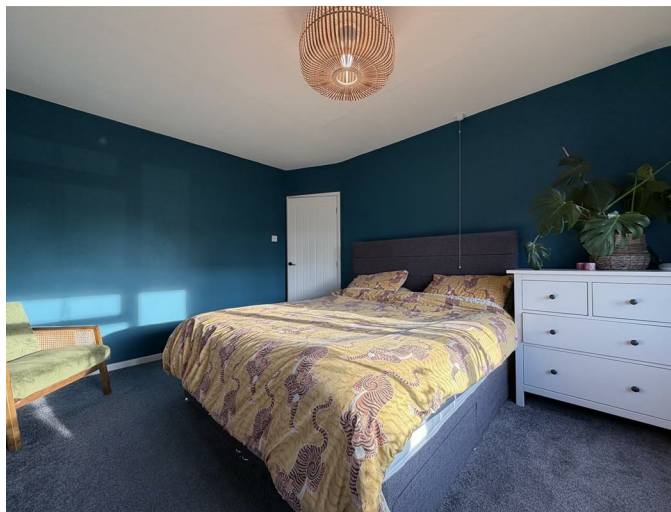
This exceptional home has been thoughtfully extended and modernised to a high standard throughout. Briefly comprising: Bright, airy hallway with composite flooring, contemporary downstairs wc, large living room with continuation of modern flooring and Upvc double glazed window overlooking the front garden. The substantially extended dining kitchen with dining & living space has been cleverly thought out to make this contemporary space great for everyday living & entertaining. With plentiful storage the kitchen also has a concealed utility area for the washing machine and dryer. The island is a fantastic feature within this fantastic space as are the ceiling lantern and bi-fold doors which open out into the dining decking. To the first-floor heater bedroom is a generous double with a large Upvc double glazed window overlooking the front, the second bedroom is also a great size double with built in wardrobes and long views which include the King Alfred fields! The house bathroom is simply gorgeous; with a modern suite this has been well planned to incorporate a large bath and separate double shower cubicle. The third bedroom is a well-proportioned single. To the rear garden, the recently fitted composite dining decking makes this a low maintenance garden, leading onto a

lawned and planted area. The garage side has been cladded which really gives a modern feel to the garden. The garage has light and power and has recently had a new roof and door. To the side of the property is a driveway providing off street parking. To the front the owners have landscaped the garden and installed raised bed planters which are ideal for those wanting to grow their own vegetables! Epc rating TBC - FLOORPLAN TO FOLLOW

AREA GUIDE

With an excellent cul de sac location this property enjoys a quite location and yet is centrally located within walking distance to David Lloyd leisure centre and Moor Allerton Sainsbury's, excellent transport links to the city centre on the door step. A pleasant walk into Meanwood centre. There are also several excellent primary and high schools within walking distance of the property.



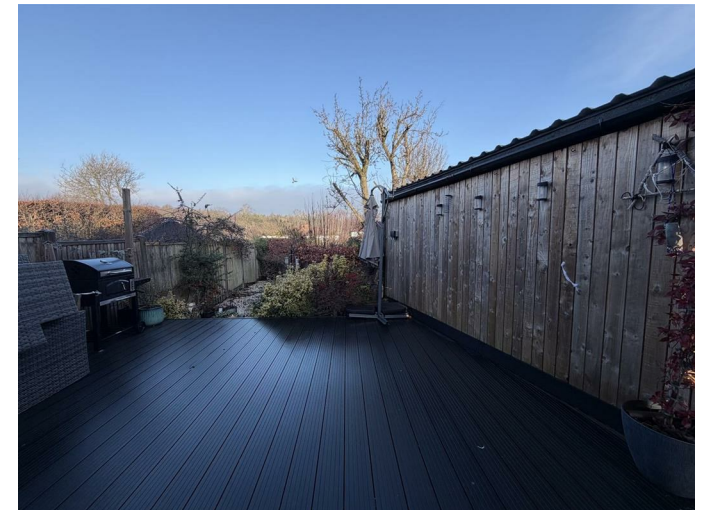


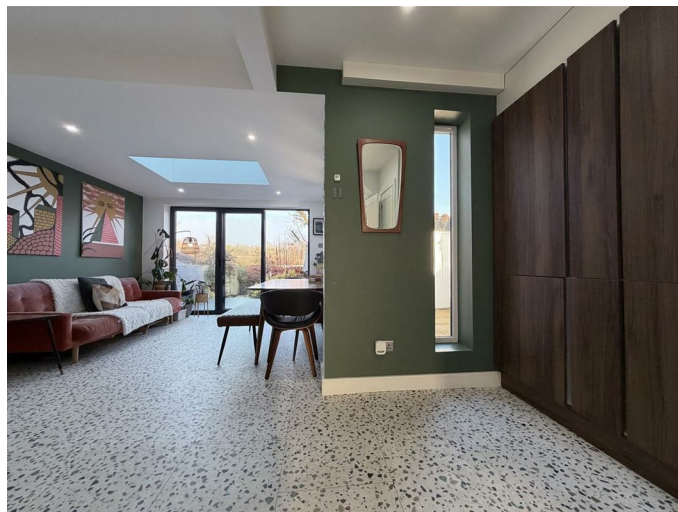
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TENURE
FREEHOLD

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.

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

EPC RATING
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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 AND FITTINGS

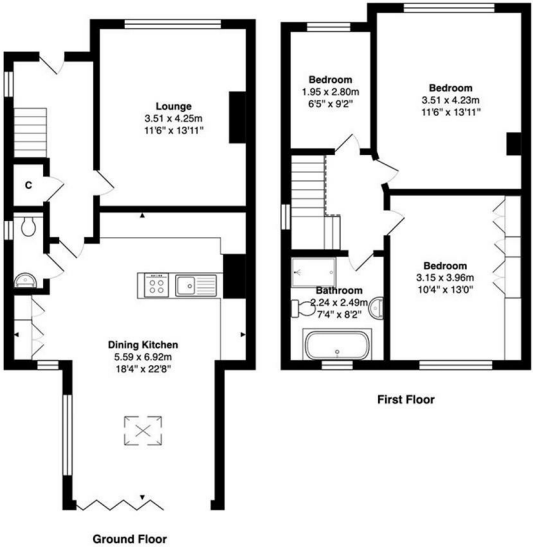
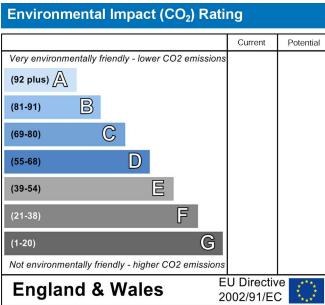
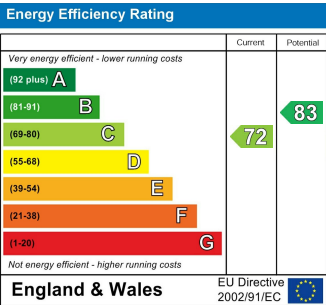
NONE OF THE SERVICES OR FITTINGS AND EQUIPMENT HAVE BEEN TESTED AND NO WARRANTIES OF ANY KIND CAN BE GIVEN, ACCORDINGLY, PROSPECTIVE PURCHASERS SHOULD BEAR THIS IN MIND WHEN FORMULATING THEIR OFFERS.

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.

COMPANY INFO

Alan Cooke Estate Agents MW Ltd. Incorporated in England 8067460



Total Area: 99.8 m² ... 1074 ft²
All measurements are approximate and for display purposes only