



Carr Manor Road, Leeds LS17 5AY

welcome to

Carr Manor Road, Leeds

A beautifully presented and spacious semi-detached family home, featuring a stylish modern kitchen/diner ideal for entertaining. Boasting three well-proportioned bedrooms, attractive front and rear gardens, off-street parking, and a detached garage, all set within a highly desirable location.



Hallway

A welcoming entrance hallway offering access to a convenient understairs storage cupboard, perfect for everyday essentials. Stairs rise to the first floor, creating a practical and well-connected flow throughout the home.

Living Room

A bright and airy living room featuring an attractive fireplace that creates a charming focal point, complemented by a large bay window that floods the space with natural light.

Kitchen/Diner

An elegant and beautifully appointed kitchen/diner which is the real hub of this family home, featuring high-quality shaker-style cabinetry and integrated appliances, finished with a sophisticated metro-style tiled splashback. The spacious dining area easily accommodates a generous table and chairs, while a stunning large bay window and patio doors bathe the space in natural light and provide a seamless transition to the garden—perfect for both refined entertaining and relaxed everyday living.

Bedroom One

A spacious and beautifully presented double bedroom, complete with fitted wardrobes offering excellent storage and a charming bay window to the front, allowing an abundance of natural light to enhance the room's refined and restful ambiance.

Double Bedroom

A generously proportioned double bedroom, offering ample space for freestanding furniture and flexible layout options, creating a comfortable and versatile retreat.

Bedroom Three

A well-proportioned single bedroom, offering space for freestanding furniture and a flexible layout, ideal as a comfortable bedroom, nursery, or home office.

Bathroom

A sleek and modern bathroom, finished with stylish tiled walls and featuring a bath with shower over. The space is complemented by a contemporary hand basin with integrated storage and a WC.

Outside

To the front, the property enjoys an attractive and beautifully maintained garden, with a pristine lawn framed by flowerbed borders, alongside a generous driveway providing ample off-road parking for multiple vehicles.

To the rear, a delightful and private garden unfolds, featuring an inviting paved seating area—perfect for al fresco dining and entertaining—leading onto a spacious, immaculately kept lawn, offering a peaceful and idyllic outdoor haven.

Store/Utility

A highly versatile outbuilding, thoughtfully arranged with a greenhouse to the front—ideal for gardening enthusiasts—while the rear offers a practical utility and storage room, perfectly suited for additional household needs.

Garage

A single detached garage providing secure parking or additional storage, offering both practicality and convenience.



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welcome to

Carr Manor Road, Leeds

- SPACIOUS SEMI DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN & STYLISH KITCHEN/DINER
- THREE GOOD SIZE BEDROOMS
- BEAUTIFUL FRONT & REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT107523 - 0002

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william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)