



The Spinney, Moortown Leeds LS17 6SP

welcome to

The Spinney, Moortown Leeds

An extended detached family home situated in a highly desirable location, offering spacious and versatile accommodation throughout. Featuring multiple reception rooms, four bedrooms, off-street parking, garage, and a beautifully maintained rear garden. An ideal home for growing families.



Hallway

With stairs leading to the first floor.

Lounge

A bright and airy room with a feature fireplace and a bay window to the front allowing a good amount of natural light to flow through.

Dining Room

A separate dining room, perfect for more formal dining and entertaining.

Office/Lounge

A great space for anyone working from home or for use as a sitting room depending on the buyers needs, with glazed sliding doors leading to the downstairs bedroom.

Kitchen

The kitchen offers a range of wall and base units with work surfaces incorporating a sink and drainer. There is an integrated oven and spaces for other appliances.

Kitchen/Utility Room

A second kitchen/utility, forming part of the separate living quarters on the ground floor, with a sink, drainer, space for an oven and plumbing for a washing machine.

Bedroom One

A spacious double bedroom with access to en suite facilities.

En Suite

Comprising a shower cubicle, wc and hand basin.

Bedroom Two

A spacious double bedroom with room for free standing furniture.

Bedroom Three

A double bedroom with space for free standing furniture.

Bedroom Four

A single bedroom with space for free standing furniture.

Bathroom

Comprising a bath, wc and hand basin.

Outside

To the front of the property is a generous block-paved driveway providing ample off-road parking for multiple vehicles. The driveway offers both practicality and attractive kerb appeal, creating a welcoming first impression. The rear garden is beautifully maintained and features a neat, well-manicured lawn complemented by a variety of mature shrubs and established trees. Offering a pleasant outdoor space to relax and unwind, the garden provides an attractive setting with a good degree of privacy and year-round interest.

Garage

A single garage perfect for extra storage.

Cctv & Alarm System

The house benefits from having a recently installed alarm system and Cognito CCTV with 5 cameras having the ability to record and replay.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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The Spinney, Moortown Leeds

- EXTENDED DETACHED FAMILY HOME
- MULTIPLE RECEPTION ROOMS
- THREE GOOD SIZE BEDROOMS ON THE FIRST FLOOR
- SEPERATE LIVING QUARTERS WITH EN-SUITE & KITCHEN ON THE GROUND FLOOR
- SPACIOUS & VERSATILE LIVING ACCOMMODATION

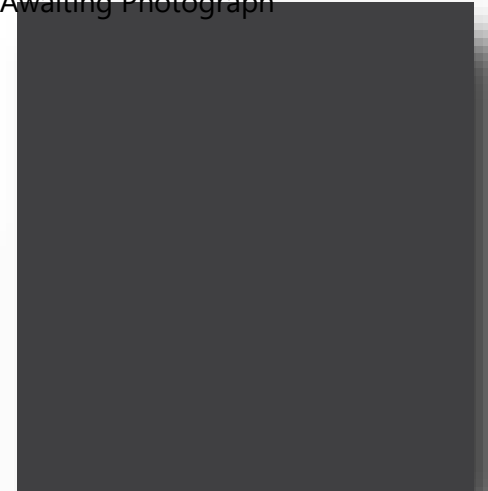
Tenure: Freehold EPC Rating: D

Council Tax Band: E

£450,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MRT107441 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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