



Carr Manor View, Moortown, Leeds, LS17 5AG, Leeds
£385,000

3 bedroom semi-detached house for sale



Carr Manor View is a well-presented, modern semi detached property situated in the highly desirable residential area known as the Carr Manors. It offers an ideal blend of comfort, style, and functionality. This spacious home features three bedrooms, providing ample room for family living. The living area features a huge bay window ensuring the room is bright and welcoming. There is a lovely size family dining room with doors leading to the garden and the kitchen is equipped with an integrated dishwasher and has access to the side of the house and garden. The property benefits from ample off street parking and an extremely well maintained private garden. One of the standout features of this property is the large self-standing garden room, which offers a versatile space that can be used as a home office, gym, or a quiet retreat. The room is well-lit and overlooks the garden, making it a perfect spot to unwind or work from home.

The location is highly desirable, with easy access to local amenities, schools, parks, and transport links, making it ideal for those seeking a peaceful yet well-connected home in the heart of North Leeds.

Entrance hall

w: 1.83m x l: 4.75m (w: 6' x l: 15' 7")
Block paving steps lead to the front door which leads into the entrance hall. Stairs with spindles leading to the first floor, modern column radiator, wooden flooring and doors to main living rooms.

Lounge

w: 3.89m x l: 4.27m (w: 12' 9" x l: 14')
Upvc bay window to front aspect. TV point, modern column radiator.

Dining

w: 3.96m x l: 4.06m (w: 13' x l: 13' 4")
Upvc patio door to the rear garden, two double glazed windows, modern column radiator and wooden flooring.

Kitchen

w: 2.26m x l: 4.42m (w: 7' 5" x l: 14' 6")
Modern kitchen with a range of wall and base units, granite worktops and splash back. One and a half sink and drainer unit with mixer tap. Built in gas hob and electric oven with extractor hood over and stainless steel splash back, space for American style fridge/freezer, built in washer/dryer and dishwasher. Two upvc double glazed windows, door leading to the rear garden.

WC

w: 0.76m x l: 1.52m (w: 2' 6" x l: 5')
Low level w/c, wash hand basin.

Landing

UPvc window to the side aspect, loft hatch. Doors to first floor rooms.

Bedroom 1

w: 3.66m x l: 4.29m (w: 12' x l: 14' 1")
Spacious double room with upvc bay window, space for wardrobes in recesses, radiator.

Bedroom 2

w: 3.45m x l: 4.06m (w: 11' 4" x l: 13' 4")
Spacious double room with views over the rear garden, radiator, upvc window.

Bedroom 3

w: 2.13m x l: 2.18m (w: 7' x l: 7' 2")
Single room with upvc window to front aspect.

Bathroom

w: 2.26m x l: 2.79m (w: 7' 5" x l: 9' 2")
Moderm three piece suite comprising of P-shaped bath with shower over and shower screen, low level w/c, wash basin and vanity unit, tiled walls and floor, radiator, two upvc obscure windows.

Front Garden

Off road parking for two cars with fence, trees and hedge offer a good degree of privacy.

Rear Garden

Good size family garden which is mainly laid to lawn. Shrub and flower borders, storage shed. A main feature of this property is the Sun room/ Office 17'0" x 9'0" which has electrics, wifi and sky connections. There is external lighting including two lamps and spot lighting, hatch window and bi-fold doors which lead from the Sun room/Office to the rear garden. Gated access to the front of the house.

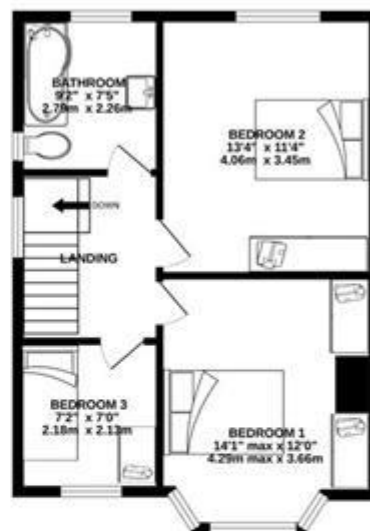


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



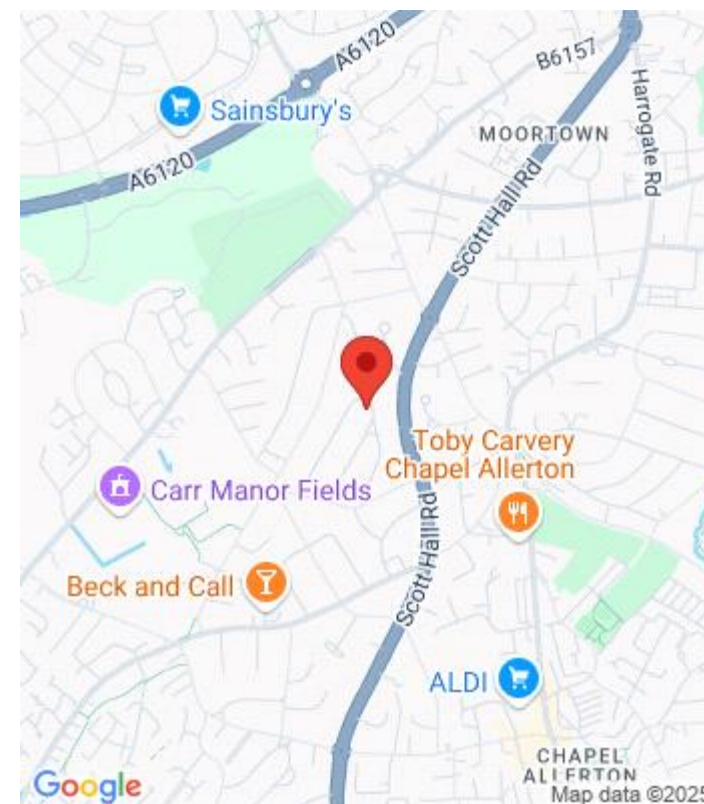
1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



CARR MANOR VIEW

TOTAL FLOOR AREA: 1204 sq.ft. (111.9 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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