



**Nursery Lane, Leeds**  
**£550,000**

4 bedroom detached house for sale | Freehold

Extremely well presented & spacious 4 double bedroom, two bathroom detached extended home is available in this highly desirable area. Superb kitchen/breakfast, lounge, dining room, study/TV room, utility room. Gated access and being well set back from the road this family home offers a high degree of privacy.

The property is in a superb residential location including local shops and within close proximity is Moortown Corner with its restaurants, shops, banks and M&S food supermarket. There are a number of outstanding primary schools nearby as well as Allerton High Secondary School.

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden, Rear Garden

### **Entrance hall**

w: 4.72m x l: 2.9m (w: 15' 6" x l: 9' 6")

Entrance into a spacious hall with stairs to the first floor, built in storage for coats and shoes,

### **Lounge**

w: 5.11m x l: 3.61m (w: 16' 9" x l: 11' 10")

TV point, French doors leading to the rear garden, wood flooring.

### **Kitchen/diner**

w: 7.14m x l: 2.87m (w: 23' 5" x l: 9' 5")

This superb kitchen/breakfast room has ample storage and integrated dishwasher, integrated fridge/freezer, 6 ring gas hob with extractor fan over, built in electric oven, pull out bin storage, sink. Open to breakfast area with French doors to the rear garden.

### **Dining**

w: 5.18m x l: 3.89m (w: 17' x l: 12' 9")

Spacious room with bay window, built in shelving and storage units.

### **Study**

w: 3m x l: 2.9m (w: 9' 10" x l: 9' 6")

Study/TV room, double glazed window. Shelving for books or films.

### **Utility**

w: 1.83m x l: 1.65m (w: 6' x l: 5' 5")

Guest w/c, towel radiator, wall and floor storage cupboards including the boiler, sink and drainer unit with mixer tap, double glazed window.

### **Landing**

w: 3.05m x l: 1.52m (w: 10' x l: 5' )

Spacious landing.

### **Landing**

Doors to all rooms.

### **Bedroom 1**

w: 4.29m x l: 3.56m (w: 14' 1" x l: 11' 8")

Range of built in wardrobes, double glazed window, door to en-suite.

### **En-suite**

w: 2.06m x l: 0.84m (w: 6' 9" x l: 2' 9")

Walk in shower cubicle, low level w/c, wash basin,

### **Bedroom 2**

w: 4.98m x l: 3.05m (w: 16' 4" x l: 10' )

Bank of built in wardrobes, 2 x Velux windows.

### **Bedroom 3**

w: 2.9m x l: 2.87m (w: 9' 6" x l: 9' 5")

Double room with double glazed window.

**Bedroom 4**

Double room with stairs leading to the loft.

**Bathroom**

Bath with shower screen, low level w/c, wash basin with vanity unit, tiled walls.

**Loft room**

w: 8.23m x l: 5.79m (w: 27' x l: 19' )

Large room with potential to convert to a bedroom with en-suite.

**Front Garden**

Gated entrance with off road parking for 3-4 cars. High hedge offers a great deal of privacy and lawn garden. Driveway leads to the garage.

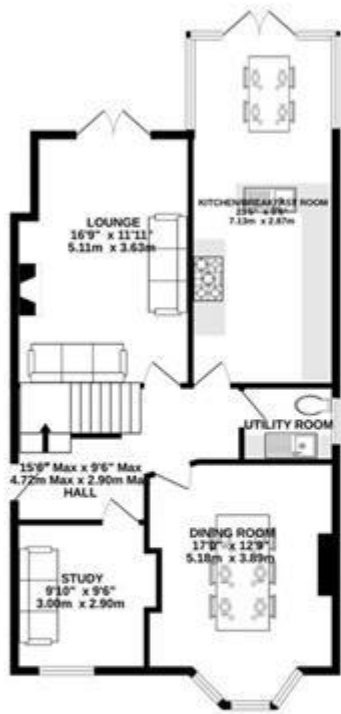
**Rear Garden**

Mainly laid to lawn with patio, high hedge and shrubs.



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.

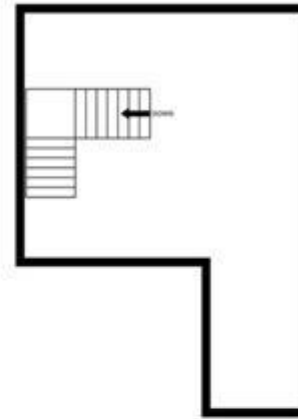
GROUND FLOOR  
829 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR  
805 sq.ft. (74.9 sq.m.) approx.



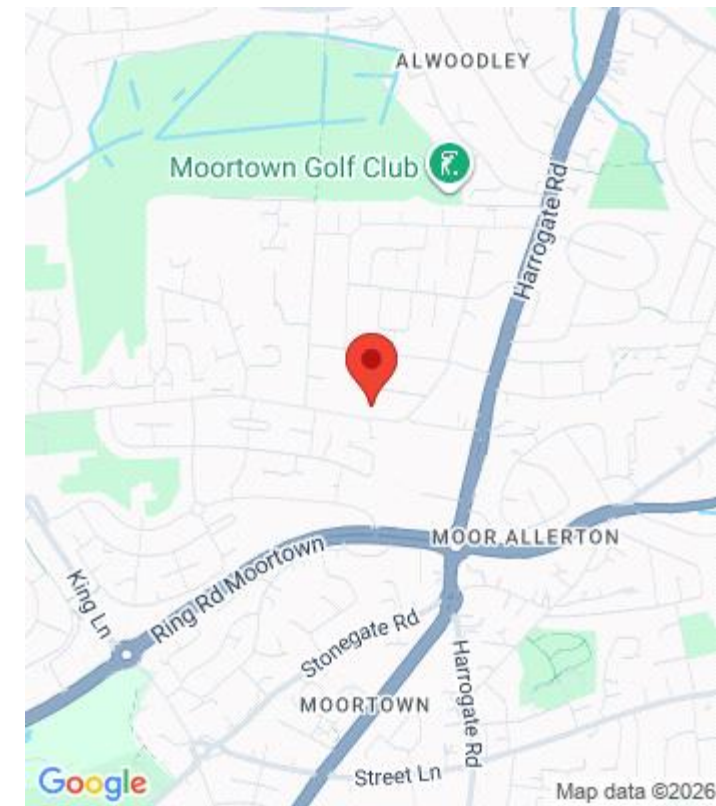
2ND FLOOR  
389 sq.ft. (35.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1673 sq.ft. (174.0 sq.m.) approx.

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