



Guide Price £310,000

- 2 Bedroom semi-detached bungalow
- Gardens to the front and rear
- Driveway and detached garage
- Versatile accommodation with spacious loft room to the top with wc
- Highly regarded residential area
- Conservatory with garden aspect

Buckstone Avenue, Moortown, Leeds, LS17 5ET

A two bedroom semi detached bungalow offering scope to improve, situated in a popular residential area. The versatile accommodation is arranged over two floors with beautiful gardens to the front and rear, ample parking and detached garage.

273 Otley Road, West Park, Leeds, LS16 5LN

Tel: 0113 2304330

Email: northleeds@dacres.co.uk



General remarks

Deceptively spacious, two bedroom semi-detached bungalow with enviable plot offering well stocked, enclosed rear garden, front garden with side driveway and detached garage. The property is well placed for local amenities, highly regarded Schools for all ages, leisure facilities and access into Leeds City Centre, appealing to an array of buyers who are looking to improve a property with heaps of potential.

In brief the property comprises of side entrance into the hallway, lounge with stone surround fireplace, sliding doors and steps leading into the conservatory enjoying garden views and patio doors. Stairs from the lounge lead to the spacious loft space

which offers a versatile area and scope for enhancements (subject to planning consents) and has a wc and invaluable under eaves storage.

The ground floor also comprises of kitchen and master bedroom with fitted wardrobes to the front elevation, a further second bedroom and shower room.

Externally the rear garden is a generous size with well stocked plants and borders, greenhouse and potting shed. The front garden is easily maintainable with side driveway leading to a detached garage with plumbing and electric.

The property is located within close proximity to some local

cafés, shops, parks and amenities, as well as the Moor Allerton Centre, including Sainsbury's, and the David Lloyd leisure centre nearby. Leeds City Centre is within easy vehicular reach, as is the spa town of Harrogate and the market town of Wetherby. The Grammar School at Leeds is around 2.8 miles away with other local primary and secondary schools close by. There are also a number of Championship golf courses within the local area to choose from.

Directions

what3words sample.wiped.carry

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- Drive and garage
- All mains services connected

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

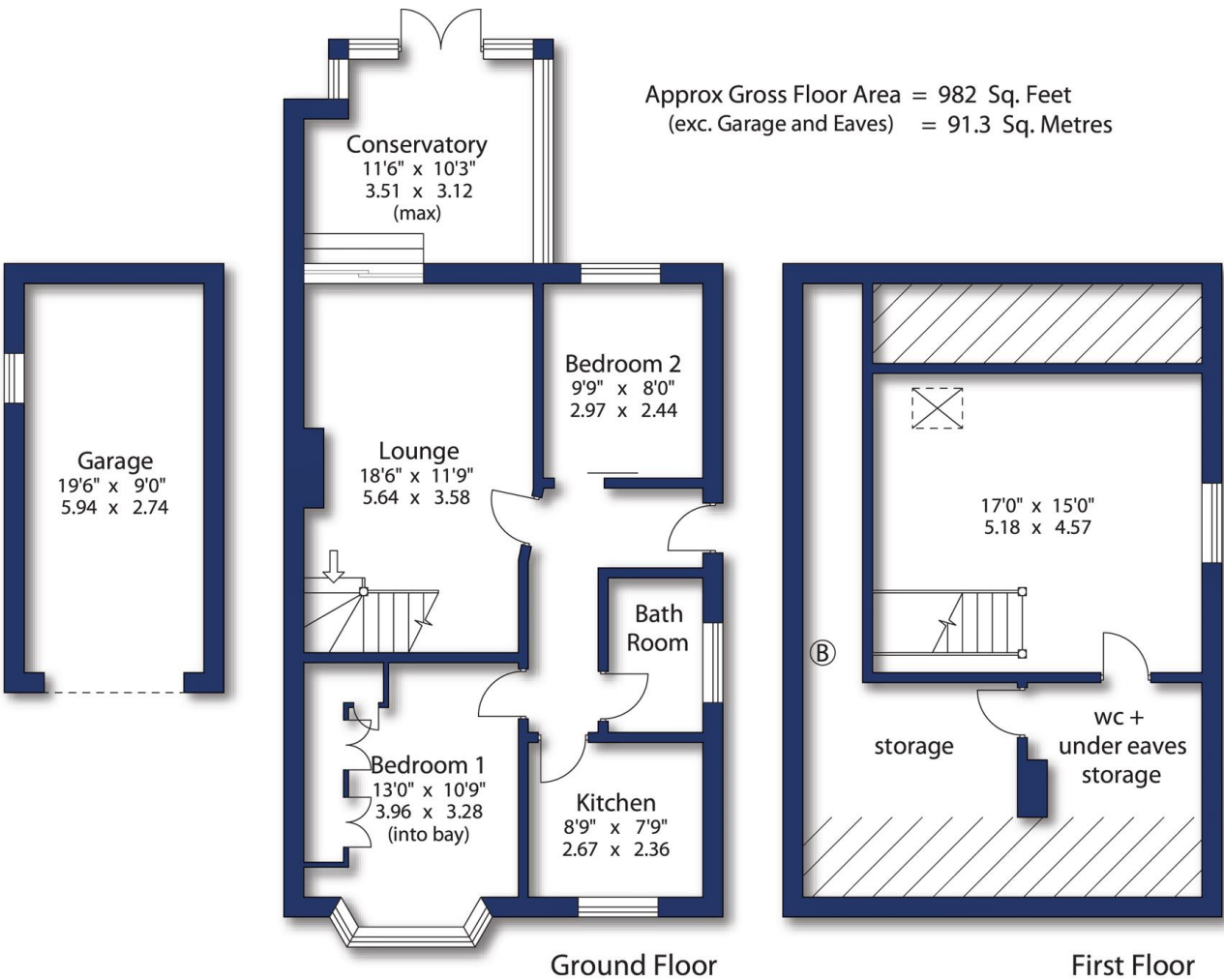
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WES260115



Floorplans



© Dacre, Son & Hartley

EPC

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us

0113 2304330

northleeds@dacres.co.uk