



Guide Price £545,000

- Detached bungalow in desirable location
- Three spacious double bedrooms
- Far Headingley – close to amenities
- Corner plot
- Kitchen/Dining and separate living room
- Low maintenance private south facing rear garden
- Ample off-street parking & detached garage
- Meanwood Park is minutes away and lots of local amenities on the doorstep including cafes, bars and cinema.

Moor Park Avenue, Far Headingley, Leeds, LS6 4BT

A beautifully presented three bedroom detached bungalow situated in this highly sought after location! Located on a wonderful corner plot which is private and offers a great aspect. A driveway and single garage provides ample off street parking. The owners have updated this home throughout, creating a 'move-in ready home, in a convenient Far Headingley location.

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General remarks

A wonderful opportunity to purchase a three-bedroom detached bungalow with a delightful corner aspect, situated in Headingley, bordering parks and lovely green space. Bungalows are hard to come by and especially in this location. The rooms are all well-proportioned and have been very well maintained and updated, with a private south facing low maintenance garden/patio to the rear.

A large living room benefits from dual elevation which overlooks the front and side gardens. A large open plan kitchen/dining room with fitted wall and base units, bay

window and rear window overlooking the garden with plenty of natural light. A rear porch is accessed via the kitchen which provides access to the parking and garden. A large 'L' shaped hallway has fitted storage/cloaks, the master bedroom has a front aspect with built in storage/wardrobes. Two further bedrooms, one of which is currently used a second sitting room with patio door into the garden. There is a further utility space and a very generous house bathroom with walk in shower and separate bath. Subject to planning there is also potential to go into the large loft space.

Externally, there is a drive leading to a single garage, which has power, light and an up and over door. To the front and side, there is a well-maintained garden with

lawn, shrubs and low level fence, whilst to the rear, there is a south facing enclosed patio with raised bed for vegetables, offering a great degree of privacy.

We strongly advise any interested buyers to book viewings sooner rather than later to avoid disappointment. This is one not to miss!

The property is perfectly situated in a very desirable area, close to highly regarded primary and secondary schools. Nearby Headingley is a vibrant hub with a further range of bars and restaurants. Transport links are superb, with easy access into Leeds City Centre and the ring road, whilst for those travelling further afield -Leeds Bradford International Airport is a short drive away.

Directions

what3words lights.fortunate.dime

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Driveway 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

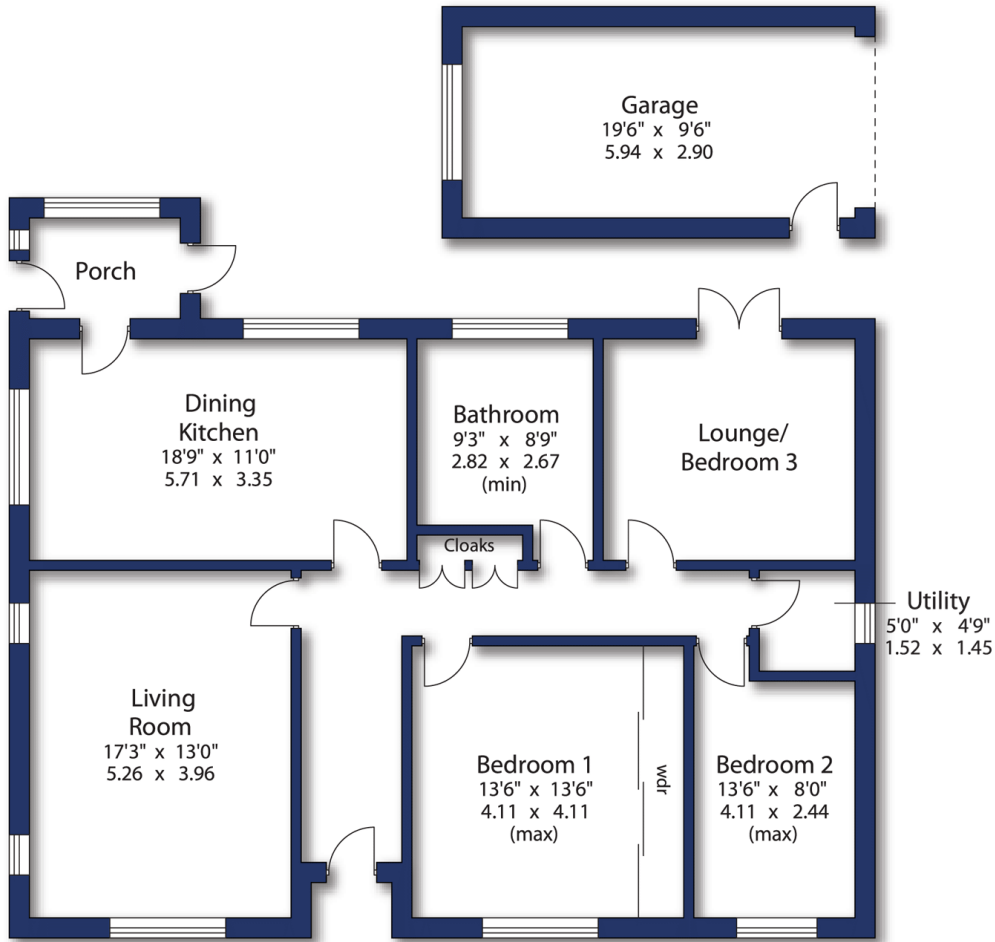
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer 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.

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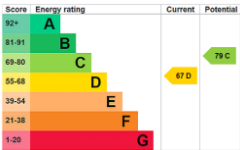


Floorplans

Approx Gross Floor Area = 1199 Sq. Feet
 = 111.5 Sq. Metres



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