DACRE, SON & HARTLEY
EST. 1820

OVER 200 YEARS OF YORKSHIRE PROPERTY



Guide Price £650,000

- 5 Bedroom semi-detached home
- Parking to the front with EV charger
- Garden room and hot tub
- Large private rear garden
- Far Headingley location with plenty of local amenities
- The Hollies and Meanwood Park on your doorstep
- A viewing is highly recommended

16 Moor Park Mount, LS6 4BU

An exciting opportunity to purchase a five-bedroom family home within Far Headingley. Situated in this highly convenient location, just a few minutes from parkland, amenities, and with excellent schools on the doorstep. Brilliant access into the City Centre of Leeds, yet tucked away within Far Headingley with stunning views and large garden.

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16 Moor Park Mount, LS6 4BU

General remarks

A rare opportunity to purchase this five-bedroom semi-detached property on Moor Park Mount, situated in the highly desirable area of Far Headingley, within walking distance to Meanwood Park and surrounding woodland, ideal for a family. An exceptional light and airy home with many of the period features associated with a property of this era. The accommodation in brief includes a porch, which then leads into a welcoming hallway, w.c. and home office with three generous reception rooms, one allocated dining with bay window and open fire. The living room has a garden aspect and gas fire, enjoying far-reaching views. A separate kitchen with pantry cupboard with a range of wall and base units flowing through to the third reception a large conservatory used for a sunroom, breakfast/kitchen, work space a very useful space which enjoys far-reaching views through patio doors onto the terrace, the layout is perfect for family living and entertaining.

To the first floor; spacious landing, three double bedrooms two with built-in wardrobes, a single bedroom and house bathroom. The current owners have put a master bedroom on the 2nd floor with walk-in wardrobe and spacious en-suite shower room. The Juliette balcony doors have amazing views over the Meanwood valley enabling you to watch the seasons change.

Externally, to the front, the property is set back from the road with shrubs boarder and driveway with a parking for two cars and an electrical car charging point. The rear garden where do we start.. wow! this is such a feature of the home, lots of attention and planning over many years with so much to explore and enjoy, this is such an idyllic space offering great privacy with different seating areas within the garden over different levels, perfect for entertaining and a growing family. The garden has raised beds, hot tub, lots of wildlife and different shrubs and planting, even a garden room with patio doors with great storage. This is a heaven for keen gardens and a garden for children to explore in. A really great opportunity for many interested buyers, we highly recommend a viewing to see what is on offer.

Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- All mains services connected. Gas central heating
- Parking to the front of the property with EV charging point.

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

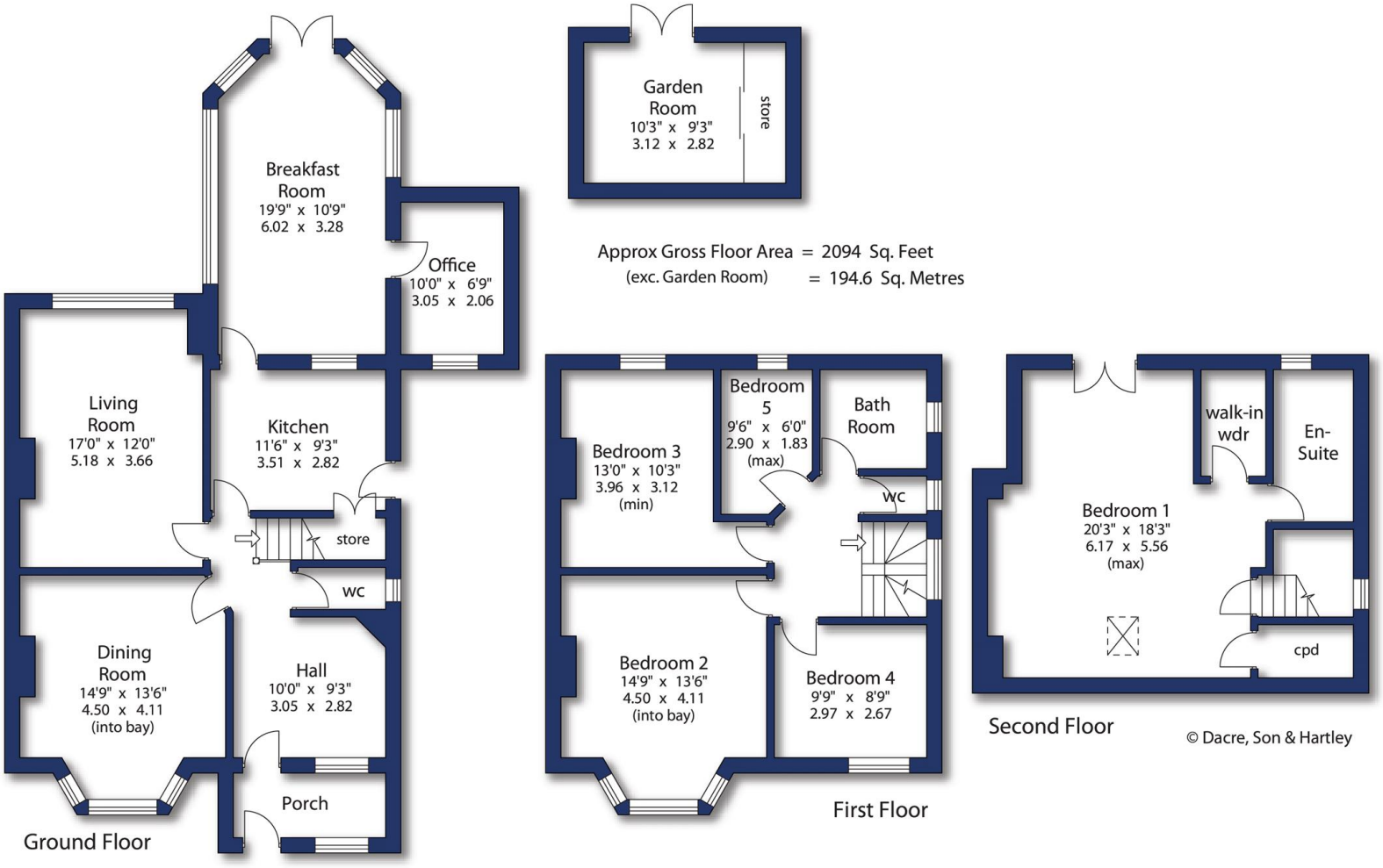
Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third-party provider: - Conveyancing Provider to deal with the transfer 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: WES260284





Floorplans



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.

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