



9 MOORLAND GROVE, MOORTOWN LEEDS, LS17 6HS

£455,000
FREEHOLD

Monroe is proud to present this beautiful three-bedroom semi-detached home in the highly sought-after LS17 postcode, offering stylish, modern living with excellent access to local amenities and outstanding school catchments.

MONROE

SELLERS OF THE FINEST HOMES

9 MOORLAND GROVE,

- Beautifully kept garden
- Prestigious and peaceful Moortown location
- Excellent local school catchment area
- High-spec kitchen
- Stylishly designed house bathroom
- Private garage
- Guest WC
- Ample off-street parking space
- Perfect for family living, working from home, and entertaining guests
- Modern layout throughout



Monroe is delighted to present this beautifully refurbished three-bedroom semi-detached home that has no onward chain, perfectly positioned in the highly desirable LS17 postcode. Offering a seamless blend of modern style and family-friendly functionality, this property provides easy access to excellent local amenities and falls within the catchment area of outstanding schools.

From the moment you step inside, the home radiates light and space. The welcoming entrance hall leads into a striking contemporary kitchen, complete with sleek worktops, integrated appliances—including an electric hob, extractor, and double oven—and a large window that floods the room with natural light. Made-to-measure horizontal blinds add both style and privacy. Flowing effortlessly from the kitchen, the dining area offers ample space for a family-sized table, making it perfect for everyday meals or entertaining guests. French patio doors open directly onto the rear garden, creating a bright and inviting atmosphere.

The living room combines comfort with modern elegance. A generous bay window enhances the sense of space while allowing natural light to pour in, complemented by a fitted radiator beneath. Thoughtful design provides both practicality and a cosy ambiance, ideal for family living. A convenient guest WC is also located on the ground floor.

Upstairs, three well-proportioned bedrooms await. The master bedroom is enhanced by bespoke, floor-to-ceiling fitted wardrobes, offering extensive storage and keeping the room beautifully organised.

The family bathroom exudes luxury, featuring a freestanding bathtub, walk-in shower, WC, and washbasin. Finished with white wall tiles and marble-effect flooring, the space feels bright, stylish, and meticulously designed.

Externally, the property benefits from a private, well-maintained rear garden enclosed with fencing for privacy. The generous patio area is ideal for outdoor dining or entertaining, overlooking a manicured lawn and landscaped borders, perfect for both relaxation and family life.

REASONS TO BUY

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ENVIRONS

Located on the northern edge of the picturesque Leeds countryside, offering an effortless commute to the thriving commercial centre of Leeds, as well as the popular towns of Harrogate, Wetherby, and the stunning Yorkshire countryside beyond. In the local area, there is the highly esteemed Grammar School at Leeds and several championship golf courses. Rich in amenities, Alwoodley has an array of top-quality coffee shops and restaurants as well as being situated close to several sports facilities including David Lloyd. The ever-expanding Leeds Bradford International Airport is also just a short drive away, as is the national motorway network, making this property the perfect hub for both business and pleasure.

Leeds City Centre, Harrogate, York, and Wetherby are also easily accessible via frequent public transport links.

SERVICES

We are advised that the property has mains gas, water and electricity.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent Monroe Estate Agents
Viewings by appointments only.

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ADDITIONAL INFORMATION

Local Authority – Leeds City Council

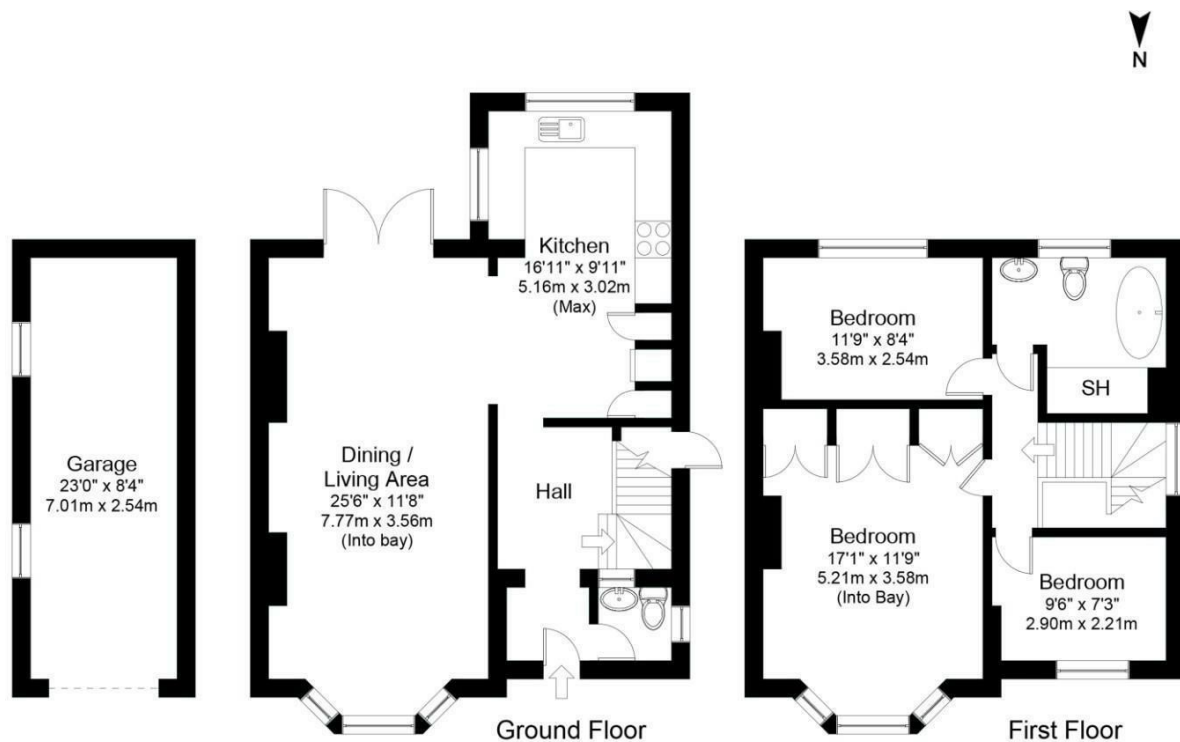
Council Tax – Band D

Viewings – By Appointment Only

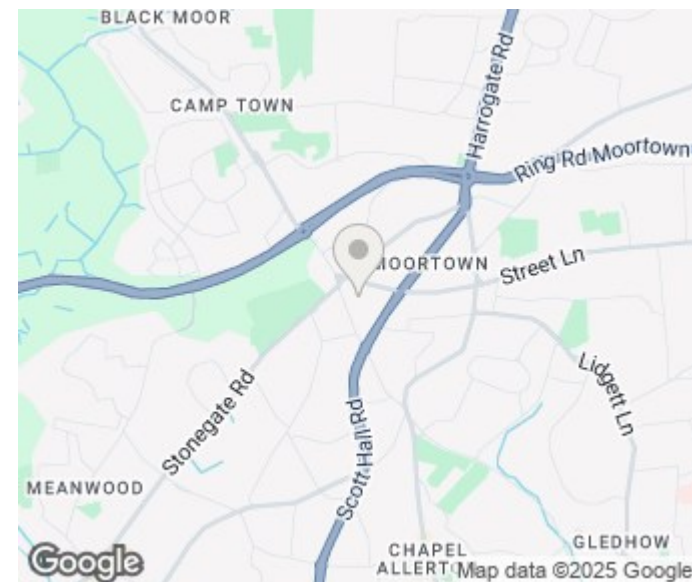
Floor Area – 1106.00 sq ft

Tenure – Freehold





Gross internal floor area excluding garage (approx.): 102.8 sq m (1,106 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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