



MORFITT SHAW

Independent Estate Agents

Lane End Court, Alwoodley



Located on the edge of open countryside, this spacious two bedroom apartment is positioned on the ground floor of this sought after development in the heart of Alwoodley.

**£123,950 – No chain
Reduced from £134,950**

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Introduction

A spacious two bedroom apartment, located on the ground floor of this sought after development in the heart of Alwoodley. Close to the local parade of shops, as well as regular bus routes to Leeds centre.

The accommodation briefly comprises; entrance hall, sitting room with dining area, kitchen, two bedrooms and bathroom.

Accommodation

To the ground floor: Communal entrance hall

Glazed entrance door, ceiling light and staircase to the first floor.

Sitting room and dining area 16'10 x 11'1

Wide window to the front. Beech laminate flooring, two ceiling lights and ceiling coving. TV and telephone points.



Kitchen 10'7 x 7'9

Window to the front. Fitted with a range of base and wall cupboards with beech effect work surfaces and part tiled walls. Plumbing for washing machine, integrated electric hob with extractor over and eye level integrated oven. Stainless steel sink unit with mixer tap, space for fridge freezer and ceiling light.



Bedroom 1 13'9 x 11'

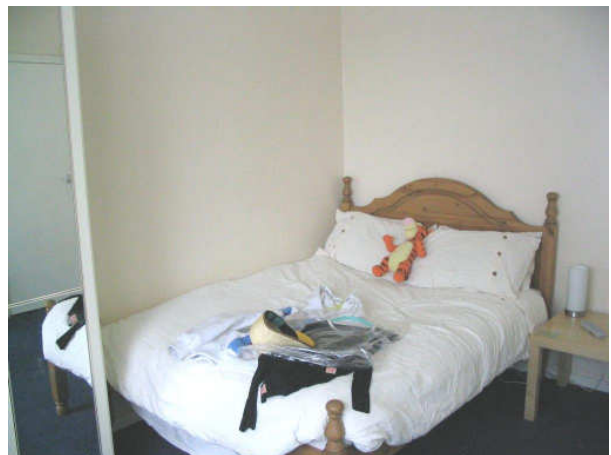
Window to the rear. Fitted wardrobe, dressing table and chest of drawers. Ceiling light.

Bedroom 2 11'3 x 8'6

Window to the rear. Wardrobe and ceiling light.

Bathroom

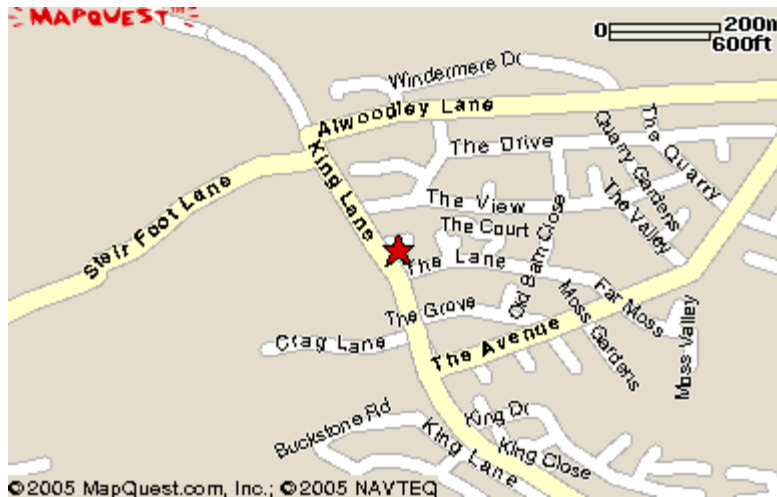
Panelled bath with shower attachment and electric shower over. Pedestal wash basin and low suite wc. Part tiled walls, shaver point and recessed ceiling spotlights.



Outside

The property is set within lawned grounds, with ample parking space.

Directions



From our office, turn on to Roman Avenue down the side of our office. At the end, turn left on to the ring road. Turn right at the second roundabout on to King Lane. Lane End Court can be found on the right hand side, about 100 yards before Alwoodley Lane, identified by a Morfitt Shaw 'For Sale' board.

Agent's notes : The property is leasehold. Viewing strictly by appointment only.

Conveyancing: Recently, we conducted a survey of over forty conveyancers in the Leeds area. We used these results to appoint three local solicitors to our panel. All three were placed in the best eight for lowest fees. As well as offering good value for money, they are crucially, very reliable, quick and effective. Please call us for details.

Residential & buy-to-let mortgages: We can help you whatever your requirements and circumstances, whether you are a first time buyer, or wishing to remortgage to a preferential rate. For the convenience of purchasers, whether buying through us or not, we have researched the market on your behalf, and appointed an excellent local independent mortgage consultants, authorised and regulated by the Financial Services Authority. They can provide preferential financial products, from major names, which are not available through other channels such as retail, direct marketing or even the internet.

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Morfitt Shaw opening times : Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00

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Big enough to impress, small enough to care.