



MORFITT SHAW

Independent Estate Agents

The Court, Alwoodley



Fitted to the very highest of standards, this superb apartment provides spacious two bedroom, two bathroom accommodation which is immaculately presented. Positioned on the ground floor of this highly regarded development, with a private garage and neatly tended grounds, it enjoys a most sought after location just off The Lane.

£179,950 – No offers

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

An immaculately presented two bedroom, two bathroom apartment, situated on the ground floor of this highly regarded purpose built development in the heart of Alwoodley. The excellent accommodation, which is presented and fitted to the very highest of standards briefly comprises; entrance hall, sitting room, kitchen, bedroom one with en suite bathroom, bedroom two and shower room. With a private garage, the development is set within manicured and well stocked grounds benefiting from ample visitor parking and a peaceful location just off The Lane.

Accommodation

With gas fired central heating, PCVu double glazing and security alarm system.

To the ground floor: Shared entrance hall

Secure entry system, entrance door and staircase to the upper floors. Ceiling light.

Private entrance hall

Entrance door, beech laminate flooring and ceiling light. Ceiling coving.

Sitting room 21' x 11'

Multipaned windows to the front and side. Coal effect electric fire set within polished stone surround. Two ceiling lights, coving and TV and telephone points.



Refitted kitchen 11' x 7'6

Multipaned window to the rear. Fitted with a comprehensive range of high quality base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point, plumbing for washing machine and dishwasher, space for fridge freezer. 1 ½ bowl sink unit with mixer tap, ceiling light and wall mounted gas central heating boiler. Beech laminate flooring.



Bedroom 1 14' x 10'6

Multipaned window to the rear. Fitted with a range of furniture including wardrobe, dressing table and bedside table. Ceiling light, coving and telephone point.



En suite bathroom

Obscured multipaned window to the rear. Panelled bath with shower attachment, low suite wc and vanity wash basin with cupboard under. Fully tiled walls, heated towel rail and ceiling light.

Bedroom 2 12' x 9'8

Multipaned window to the front. Ceiling light and coving.

Shower room

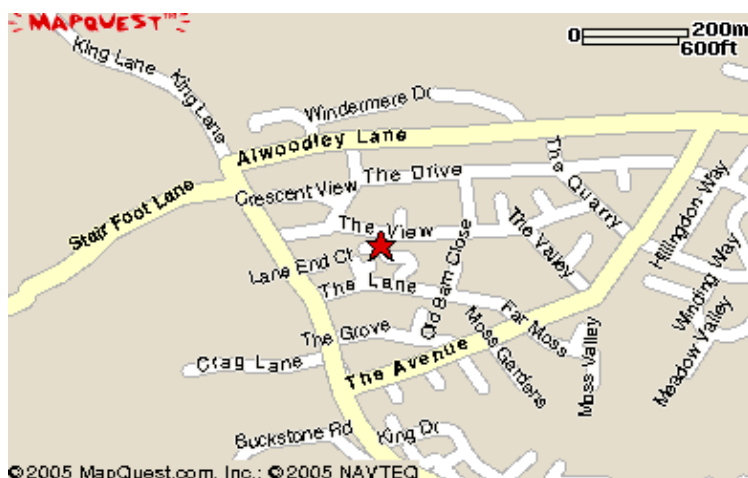
Corner shower cubicle, vanity wash basin with cupboard under and low suite wc. Fully tiled walls, ceiling light and extractor.

Outside

The development is surrounded by neatly tended lawned gardens with stocked borders and established shrubs and trees. Generous parking areas, and shared clothes drying area.

Generous private garage with up and over door.

Directions



From our office, turn on to Roman Avenue down the side of our building. At the end, turn left on to the ring road. Turn right at the first roundabout on to the Harrogate Road. Turn left at the traffic lights on to Alwoodley Lane, and take the fifth left on to The Avenue. The Lane is the fourth right, and The Court is a short distance along.

Agent's notes : The property is leasehold. All mains services are provided. Viewing strictly by appointment only. Annual service charge: £720. Eighty years remain on the lease.

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.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

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

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Big enough to impress, small enough to care.