



MORFITT SHAW

Independent Estate Agents

Kingfisher Close, Shadwell Lane



A spacious and well presented two bedroom semi detached home, ideal for the first time buyer which is set within good sized and private lawned gardens. With excellent refitted kitchen and bathroom and private detached garage. Peacefully located in a sought after residential area close to excellent schools and providing easy access to Leeds centre. An early viewing is recommended.

£194,950

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Introduction

A stylishly presented and spacious two double bedroom semi detached home with refitted kitchen and bathroom, and set within attractive and very private lawned gardens. The attractive accommodation comprises; entrance lobby, spacious sitting room, refitted dining kitchen, two double bedrooms and refitted bathroom.

The property enjoys a peaceful cul de sac location, on a highly sought after development and enjoys easy access to a wide range of excellent amenities from first rate schools to local shops and regular bus services to Leeds centre. An early viewing is highly recommended to fully appreciate this ideal home.

Accommodation

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

To the ground floor: Entrance lobby

Part obscure glazed PVCu front entrance door. Obscured window to the front and ceiling light.

Spacious sitting room 17'5 x 12'2

Windows to the front and side. Staircase to the first floor, TV point. Ceiling light, coving and dado rail. Timber fire surround.



Refitted dining kitchen 12'2 x 9'

Windows to the side and to the rear, overlooking the private garden. Half obscure glazed PVCu rear entrance door. Fitted with an attractive range of base and wall cupboards with laminate work surfaces and part 'Fired Earth' tiled walls. Integrated gas hob with extractor over and oven under, space for undercounter fridge freezer, plumbing for washing machine. Stainless steel sink unit with mixer tap. Slate flooring and ceiling light.



To the first floor: Landing

Ceiling light and dado rail, loft access.

Bedroom 1 12'1 x 8'9

Window to the front and ceiling light.



Bedroom 2 12'1 x 8'10

Window to the rear overlooking the gardens. Ceiling light and fitted wardrobes.



Refitted bathroom

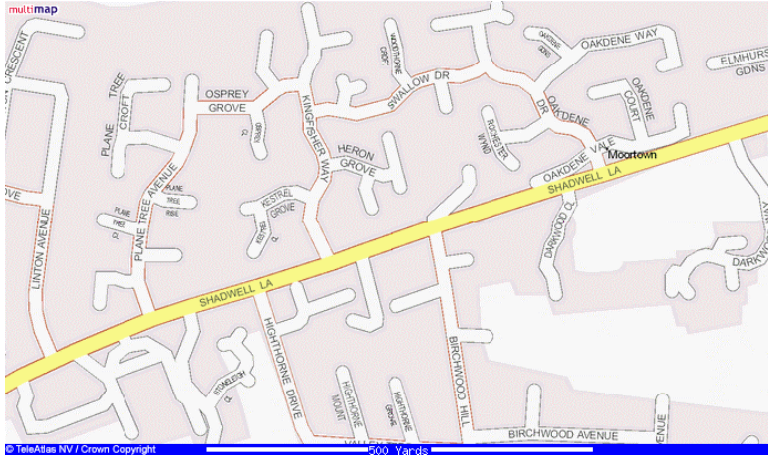
Obscured window to the side. Panelled bath with Triton electric shower over, low suite wc and pedestal wash basin. Fully tiled walls and ceramic tiled floor, ceiling light and cupboard.

Outside

The property occupies a peaceful cul de sac location and is set within attractive and private lawned gardens. To the front is a paved drive, with lawned garden and established shrubs. To the rear is an attractive and fully stocked lawned garden with paved patio. Brick built **detached garage** to the rear.



Directions



From our office turn on to Roman Avenue down the side of our building and take a left at the end on to the Ring Road. Take an immediate right on to Birchwood Hill and turn left at the top on to Shadwell Lane. Kingfisher Way is the first right, and then Kingfisher Close is the third right. The property is identified by a Morfitt Shaw 'For Sale' board on the

right hand side.

Agent's notes : The property is freehold. All mains services are provided. 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.

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 12.00–3.00pm.

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Big enough to impress, small enough to care.