



MORFITT SHAW

Independent Estate Agents

Scott Hall Road, Moortown



A substantial four bedroom detached family home, set within superb, private gardens and providing very well presented and spacious family accommodation. Enjoying a popular Moortown location, with regular bus services and excellent schools. This first rate family home is well worth an early viewing.

£399,950

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Introduction

Of attractive external appearance, this substantial stone and rendered detached family home provides excellent, bright and spacious accommodation set within extremely private and enclosed lawned gardens. Moortown is a well established and very popular residential area with highly rated primary and secondary schools nearby, as well as a wide range of local shops and regular bus routes to Leeds centre.

The impressive accommodation which is ready to move straight in to, comprises; reception hall, spacious sitting room, dining room, breakfast kitchen, four generous bedrooms, bathroom and separate wc. Integral garage, and detached garden room ideal for use as an office or playroom. The property is set within superb gardens, enjoying a great sense of privacy and seclusion, with generous lawns, decking and stocked borders. An early viewing is highly recommended.

Accommodation

With majority PVCu double glazing to the rear and triple glazing to the front, gas central heating and security alarm system.

Reception hall

Half multipaned front entrance door with obscured windows to either side and over. Wide staircase to the first floor, telephone point. Cloaks cupboard. Ceiling light, coving and delft rack.



Spacious sitting room 20'4 x 13'7

Leaded bay window to the front, original circular window to the side. Open fire set within an attractive fireplace with polished timber surround, tiled slips and cast iron interior. Ceiling light, two wall light points and TV point.



Dining room 15'3 x 12'8

Bay window to the rear with central glazed door, overlooking the superb private gardens. Ceiling light, coving and picture rail. Coal effect gas fire set within an attractive fireplace with painted surround and tiled hearth.



Breakfast kitchen

Breakfast area 15'2 x 11'1

Two windows to the rear, beech laminate flooring and ceiling light. Fitted with a range of base and wall cupboards, TV point. Leading to:

Kitchen area

Window to the rear, hardwood rear entrance door. Fitted with a range of base and wall cupboards with part tiled walls. Ceramic sink with mixer tap, beech laminate flooring and low voltage ceiling lighting. Integrated halogen hob with oven under. Door to the integral garage.



To the first floor: Landing

Leaded and obscured staircase window. Ceiling light and coving.

Bedroom 1 18'5 x 13'9

Leaded bay window to the front. Fitted wardrobes with cupboards over. Ceiling light and coving.



Bedroom 2 16'9 x 13'9

Bay window to the rear. Ceiling light and coving, fitted wardrobes with cupboards over.

Bedroom 3 10'2 x 9'8

Leaded oriel window to the front. Ceiling light, dado rail and picture rail.



Bedroom 4 10'2 x 6'5

Window to the rear. Ceiling light and coving.

Bathroom

Leaded obscured window to the side. Panelled bath with Mira shower over, pedestal wash basin and fully tiled walls. Ceiling light.

Separate wc

Leaded obscured window to the side, low suite wc and part tiled and part panelled walls.

Outside

The property enjoys private and enclosed gardens, being of a good size and ideal for family use and entertaining. To the front, the property is approached by a gated driveway providing generous parking and turning space, and leading to



