



# MORFITT SHAW

Independent Estate Agents

## Queens Court, Moortown



**An excellent one bedroom ground floor apartment, providing bright and spacious accommodation being ideal for the first time buyer or investor. Enjoying a sought after North Leeds location with easy access to Leeds centre. An early viewing is recommended.**

**£94,950 – No chain  
Tenanted until April 2008**

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## Introduction

An ideal opportunity to purchase a well presented and spacious one bedroom apartment, perfect for investment or the first time buyer. The excellent accommodation comprises; entrance hall, sitting room, kitchen, double bedroom and bathroom.

Moortown is a very popular and well established residential area, with easy access to Leeds centre and a wide range of busy local shops and restaurants. An early viewing is recommended.

## Accommodation

With gas central heating system, PVCu double glazing

### To the ground floor: Shared entrance hall

Glazed entrance door, access to the private apartment entrance.

### Private entrance hall

Hardwood entrance door, ceramic tiled floor and ceiling light.

### Sitting room                      16'4 x 10'10

Window to the front, beech laminate flooring and TV point. Ceiling light, two wall light points and ceiling coving.



### Kitchen                              9'5 x 8'

Part obscure glazed PVCu rear entrance door, window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with oven under. Plumbing for washing machine, stainless steel sink unit with mixer tap, space for fridge freezer. Ceramic tiled floor and ceiling light.

### Bedroom                              13' x 10'9

Window to the rear. Ceiling light and beech laminate flooring.

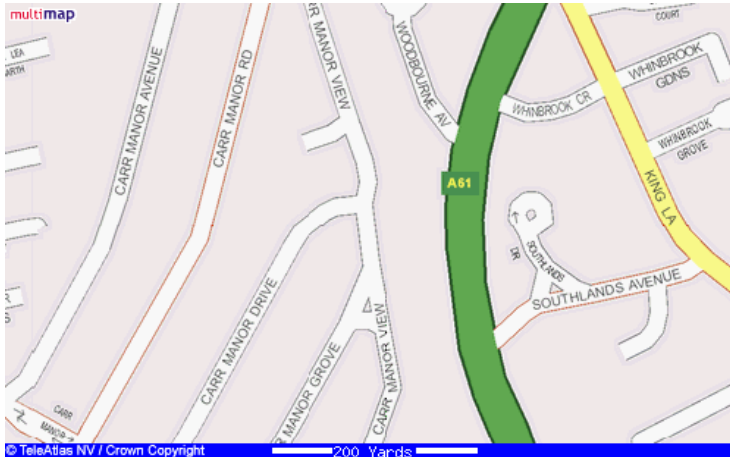
### Bathroom

Obscured window to the front, ceiling light, ceramic tiled floor and fully tiled walls. Panelled bath with shower attachment. Low suite wc and pedestal wash basin.

### Outside

The property is set within attractive lawned gardens.

## Directions



From our office turn right on to Street Lane and continue ahead at the Harrogate Road traffic lights. Turn left at the Scott Hall Road traffic lights, and continue ahead at the King Lane roundabout. The property is identified by a Morfitt Shaw 'For Sale' board on the left hand side shortly afterwards.

**Agent's notes :** The property is leasehold. 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.