

MORFITT SHAW

Independent Estate Agents

Fernwood, Park Villas, Roundhay



Peacefully located on a highly regarded private development close to Roundhay Park and Canal Gardens, this very well presented three bedroom townhouse with refitted kitchen and bathroom is set within attractive lawned grounds.

£169,950 – No chain

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Introduction

A very well presented and carefully maintained townhouse, providing ideal three bedroom accommodation including a refitted kitchen and bathroom. The property is located in the heart of sought after Roundhay within a two minute walk of the Park, Canal Gardens and local shops and restaurants.

The excellent accommodation warrants an early viewing and comprises; entrance hall, sitting room with dining area, refitted kitchen, downstairs wc, three bedrooms and refitted bathroom.

Accommodation

With PVCu double glazing and gas central heating (warm air).

To the ground floor: Entrance hall

Part glazed PVCu front entrance door. Beech laminate flooring, ceiling light. Useful store cupboard, and additional eye level cupboard housing the gas water heater.



Downstairs wc

Obscured window to the front. Low suite wc and corner wash basin with tiled splashback. Beech laminate flooring and ceiling light.

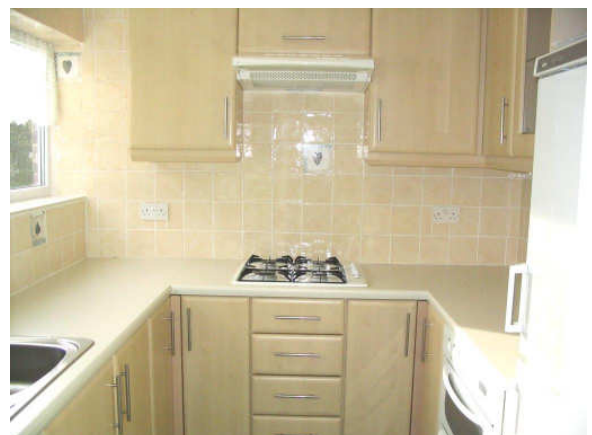
Large sitting room and dining area 16'8 x 14'4

Wide window and glazed door to the rear. Ceiling light, five wall light points and ceiling coving. Staircase to the first floor, TV point and two telephone points.



Refitted kitchen 9'9 x 7'5

Window to the front. Fitted with an attractive range of base and wall cupboards with laminate work surfaces with countertop lighting and fully tiled walls. Integrated gas hob with extractor over and double electric oven. Recess for fridge freezer, plumbing for washing machine. Stainless steel sink unit with mixer tap, ceiling light and coving.



To the first floor: Landing

Two wall light points and airing cupboard.

Bedroom 1 12'3 x 9'8

Window to the rear, ceiling light and telephone point.

Bedroom 2 9'9 x 9'9

Window to the front and ceiling light. Telephone point.

Bedroom 3 9' x 6'6

Window to the rear, ceiling light and fitted wardrobe.



Modern refitted bathroom

Obscured window to the front. Panelled bath with Mira electric shower over and screen to the side. Low suite wc and wash basin. Fully tiled walls, ceiling light and heated towel rail.



Outside

The property is set within attractive and neatly tended lawned grounds, with established trees and shrubs. Ample private parking, with the ability to rent a secure garage.

Directions



From our office, turn left on to Street Lane and take a right on to Old Park Road. Take the second right on to Park Villas and Fernwood is on the left hand side.

Agent's notes : The property is leasehold with 968 years remaining. The service charge is £780 pa. All mains services are provided. Viewing strictly by appointment only.
Council tax band: C.

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.

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Big enough to impress, small enough to care.