



MORFITT SHAW

Independent Estate Agents

Valley Terrace, Shadwell Lane



A spacious two bedroom semi detached bungalow. Set within good sized and private lawned gardens, and providing potential to extend, subject to consents. The property enjoys a first rate location close to local shops and bus routes. An early viewing is recommended.

£184,950

The bungalow is tenanted until Nov 2007, though the tenant may be able to move out earlier.

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Introduction

A bright and spacious semi detached bungalow, currently providing two bedroom accommodation, but providing great potential for extension either in to the roof space, or on the ground floor, subject to consents. The property is set within good sized lawned gardens and enjoys a favourite North Leeds location.

The accommodation comprises; entrance hall, sitting room, kitchen, two bedrooms and bathroom. An early viewing is recommended.

Accommodation

With gas central heating and PVCu double glazing.

To the ground floor: Entrance hall

Front entrance door, ceiling light and coving. Light oak laminate flooring and access to the loft.

Sitting room 14'4 x 12'

Bay window to the front, birch laminate flooring and tiled fireplace. Ceiling light, coving and TV point.

Kitchen 11' x 7'

Window to the side and hardwood side entrance door. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Electric cooker point, stainless steel sink unit with mixer tap and plumbing for washing machine. Light oak laminate flooring and low voltage ceiling lighting.

Bedroom 1 12'4 x 12'

Patio doors to the rear garden. Three wall light points and ceiling coving.

Bedroom 2 10'3 x 8'7

Window to the side, ceiling light and coving.

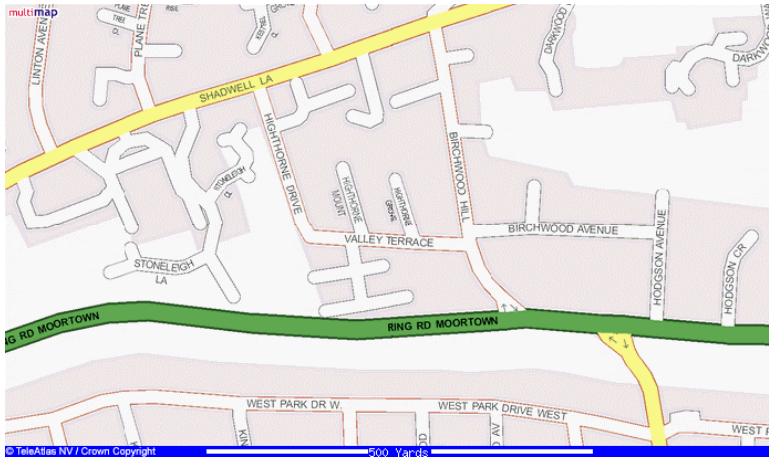
Bathroom

Obscured window to the front. Panelled bath with electric shower over. Pedestal wash basin and low suite wc. Part tiled walls, beech laminate flooring and low voltage ceiling lighting.

Outside

The property is set within generous gardens, with an attractive stocked garden to the front, with paved drive and detached garage. The garden to the rear is of a good size and enjoys a high degree of privacy, with lawn, paved patio and apple trees. A full width verandah adjoins the rear of the property and leads to the lawned garden.

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 and take an immediate left on to Birchwood Hill. Valley Terrace is the first left, and the property is on the left 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.

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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.