



MORFITT SHAW

Independent Estate Agents

Kentmere Avenue, Seacroft



A well presented and refitted two double bedroom semi detached family home, with new kitchen, gas central heating and PVCu double glazing. Set within large lawned gardens with ample off street parking to the front. Located within easy reach of Leeds centre, with a local schools, shops and bus services nearby.

£106,950

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Introduction

An attractive and spacious two bedroom family home, which has been extensively refurbished and updated in recent years, with gas central heating, PVCu double glazing, refitted kitchen and neutral decorations. The property is set within private lawned gardens of a very good size, with private and secure off street parking to the front.

The well presented accommodation, ready to move in to comprises; entrance hall, spacious sitting room and dining area, refitted kitchen, utility room, store room, side entrance porch, two double bedrooms, boxroom or study, bathroom and separate wc.

Accommodation

With gas central heating, PVCu double glazing.

To the ground floor: Entrance hall

PVCu front entrance door with obscured window to the front. Staircase to the first floor, ceiling light and telephone point. Beech laminate flooring.

Refitted kitchen 12'8 x 7'6 extending to 10'7

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 extractor over and oven under, plumbing for washing machine and stainless steel sink unit with mixer tap. Useful pantry, ceiling light.



Side entrance porch

Part glazed side entrance door, ceiling light. Large store room.

Utility room

Space for fridge freezer, ceiling light and gas central heating boiler.

Sitting room and dining area 18'7 x 10'7

Wide windows to the front and rear. Two ceiling lights and TV point. Coal effect fire set within an attractive fireplace.



To the first floor: Landing

Two windows to the side, ceiling light and access to the loft. Large store cupboard.

Bedroom 1 15'4 x 9'8

Window to the front, ceiling light and telephone point. Fitted wardrobes.



Bedroom 2 15'5 max x 8'9

Window to the rear, overlooking the attractive gardens. Ceiling light and recessed wardrobe.

Boxroom or study 6' x 4'

Window to the front. Ceiling light.



Bathroom

Obscured window to the rear. Panelled bath with electric shower over, pedestal wash basin. Part tiled walls and ceiling light.

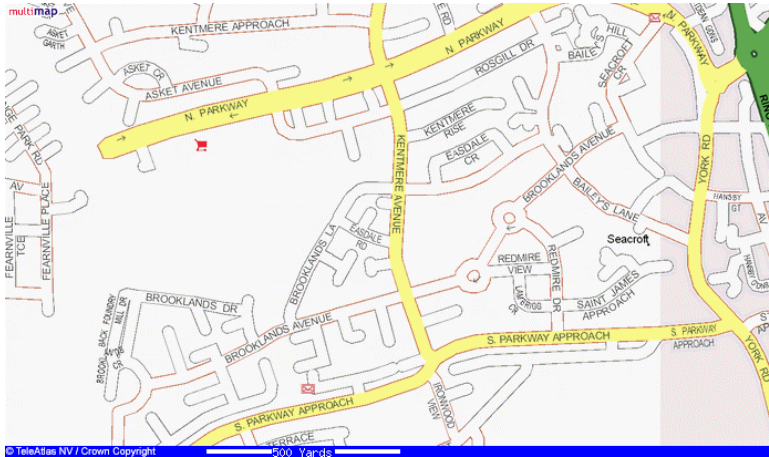
Separate wc

Obscured window to the side, low suite wc and ceiling light.

Outside

To the front is generous parking space, with double gates and hedging to the front. Gates to the side, leading to the large rear garden. Good sized lawns, gravelled patio area and timber boundary fencing.

Directions



From our office, turn left on to Street Lane and turn left at the Oakwood Clock traffic lights on to Wetherby Road. At the traffic lights turn right and immediately left on to Boggart Hill Drive. At the end turn right on to Kentmere Avenue, cross over North Parkway, and the property is identified by a Morfitt Shaw 'For Sale' board 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.

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.