



# MORFITT SHAW

Independent Estate Agents

**Sandway, Cross Gates**



**A large five bedroom semi detached family home, with large dining kitchen and utility room, large block paved and gated driveway leading to the attached garage. Peaceful residential location with good schools and local shops, with easy access to Leeds centre.**

**£199,950**

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## Introduction

An unusually spacious and skilfully extended five bedroom semi detached family home, with excellent accommodation and set within a good sized corner plot. Positioned on a well established and popular residential street, close to local shops and schools, an providing easy access to Leeds centre, the A1-M1 link road and the railway station.

The accommodation comprises; entrance hall, sitting room, dining kitchen, utility room, downstairs wc, five generous bedrooms, refitted bathroom and separate wc.

## Accommodation

With gas central heating, PVCu double glazing and security alarm system.

### To the ground floor: Entrance hall

Hardwood front entrance door with central window, full height window to the front. Staircase to the first floor with turned balustrade. Ceiling light and coving.

### Spacious sitting room 14'9 x 11'

Attractive leaded bow window to the front. Ceiling light, picture rail and dado rail, TV and telephone points. Recessed coal effect gas fire set within a high quality marble fireplace. Arch to:

### Dining kitchen 17'9 x 9'5

#### Dining area

Patio doors to the sunny rear garden. Ceiling light, dado rail and coving. Leading to:

#### Kitchen

Window to the rear. Fitted with a comprehensive range of solid cherry wood base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under, recessed fridge freezer and stainless steel sink unit with mixer tap. Ceramic tiled floor, recessed ceiling spotlights and extractor.

#### Utility room

Part glazed hardwood side entrance door, window to the rear. Plumbing for washing machine and dishwasher and space for undercounter freezer. Laminate work surfaces and wall cupboards. Part tiled walls, two wall light points and coving. Store cupboard and cloaks area.



### **Downstairs wc**

Low suite wc, wash basin and fully tiled walls. Low voltage ceiling lighting and ceramic tiled floor.

### **To the first floor: Landing**

Ceiling light and coving, wall light point. Storage cupboards and access to the loft.

### **Bedroom 1** **13' x 11'4**

Wide window to the front. Low voltage lighting, dado rail and ceiling coving. Full length fitted wardrobes.



### **Bedroom 2** **11'1 x 9'10**

Window to the rear, three wall light points and coving.



### **Bedroom 3** **11' x 9'**

Window to the front, ceiling light and coving.

### **Bedroom 4** **9' x 7'6**

Window to the rear, ceiling light and coving.



### **Bedroom 5** **7'1 x 6'5**

Window to the front, ceiling light and coving. Light oak laminate flooring.



### **Refitted bathroom**

Obscured window to the rear. Whirlpool corner bath with shower attachment, pedestal wash basin and walk in shower cubicle with electric shower. Fully tiled walls, low voltage ceiling lighting. Shaver point. Marble tiled floor.

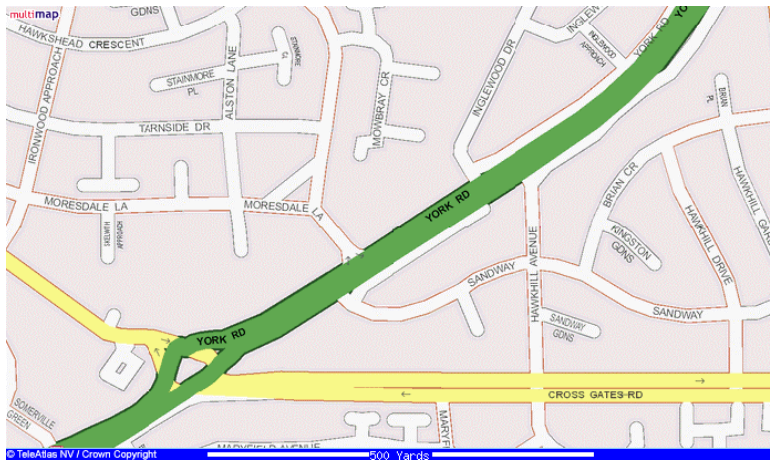
### **Separate wc**

Low suite wc, fully tiled walls and marble tiled floor. Extractor and low voltage ceiling lighting.

## Outside

To the front is a large block paved driveway, with brick boundary wall with railings and substantial gates, providing generous parking and leading to the attached garage with up and over door. Lawned garden with stocked flower and flower borders. Garden pond. To the rear is a sunny and enclosed landscaped garden with fishpond and waterfall feature. Stocked, raised beds and timber fencing.

## Directions



From our office, turn on to Roman Avenue down the side of our office and right at the end on to the Ring Road. Continue ahead at the next two roundabouts, and take a right at the Barwick Road roundabout. Take the fourth left on to Sandway and the property is identified by a Morfitt Shaw 'For Sale' board on the right 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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## Big enough to impress, small enough to care.