



MORFITT SHAW

Independent Estate Agents

Manor Grove, Chapel Allerton



A spacious three bedroom townhouse, located on an established street in the popular area of Chapel Allerton. With a number of restaurants and cafes, as well as providing easy access to Leeds centre, Chapel Allerton provides great rental potential as well as appealing to a wide range of private buyers. An early viewing is recommended.

£161,950 – No chain

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Introduction

A spacious three bedroom townhouse, set within private gardens and located close to the central of sought after Chapel Allerton. The property briefly comprises; entrance hall, sitting room, dining room, kitchen, three good sized bedrooms and bathroom.

Chapel Allerton is a popular and vibrant part of North Leeds, with exclusive shops, bars and restaurants and excellent bus services to Leeds centre. An early viewing is highly recommended.

Accommodation

With gas central heating and PVCu double glazing.

To the ground floor: Entrance hall

Hardwood front entrance door with central window and obscured windows to either side. Staircase to the first floor with understairs store, telephone point and ceiling light.

Sitting room 12'6 x 11'9

Bay window to the front, ceiling light and coving. Attractive fireplace and TV point.

Dining room 11'10 x 11'9

Window to the rear, ceiling light and coving. Wall mounted gas fire.

Kitchen 9'2 x 6'5

Hardwood rear entrance door and obscured window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with oven under, plumbing for washing machine and stainless steel sink unit with mixer tap. Wall mounted gas central heating boiler and low voltage ceiling lighting.



To the first floor: Landing

Ceiling light.

Bedroom 1 12'9 x 12'

Bay window to the front, ceiling light.

Bedroom 2 12' x 12'

Window to the rear, ceiling light.

Bedroom 3 7' x 6'

Window to the front and ceiling light.

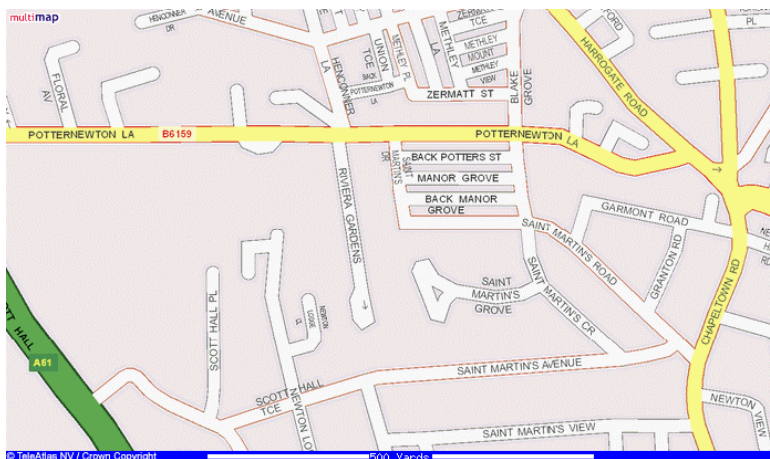
Bathroom

Obscured window to the rear. Panelled bath with electric shower over, pedestal wash basin and low suite wc. Fully tiled walls, ceiling light and beech laminate flooring. Store cupboard and loft access.

Outside

To the front is an easily maintained garden with path to the front entrance. To the rear is an enclosed garden with tarmac hardstanding and timber fencing.

Directions



From our office turn right on to Street Lane and left at the Harrogate road traffic lights. Continue into Chapel Allerton past the Esso service station on the left hand side. At the Potternewton Lane traffic lights, turn right and take the first left on to Blake Grove. Manor Grove is the first right, 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.

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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.