



MORFITT SHAW

Independent Estate Agents

Gledhow Park Avenue, Chapel Allerton



A recently refitted and updated semi detached family home, providing spacious three bedroom accommodation and set within a generous corner plot with gardens to three sides and extensive driveway parking. Enjoying a highly regarded Chapel Allerton location, with excellent schools, shops and a local park, the property is ideally located with easy access to Leeds centre.

£189,950 – No chain

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Introduction

A bright and spacious three bedroom semi detached family home, having recently been extensively refurbished and upgraded throughout. Set within a generous corner plot, the excellent accommodation comprises; entrance hall, sitting room, dining room, refitted kitchen, three generous bedrooms, refitted bathroom and additional wc.

Chapel Allerton is a highly popular residential area, with a wide range of stylish cafes and restaurants and exclusive shops. Leeds centre is also easily accessible either by car or the regular local bus services.

Accommodation

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

To the ground floor: Entrance hall

PVCu front entrance door with full height windows to either side. Staircase to the first floor with understairs store. Ceiling light and telephone point.

Spacious sitting room 14'4 x 12'5

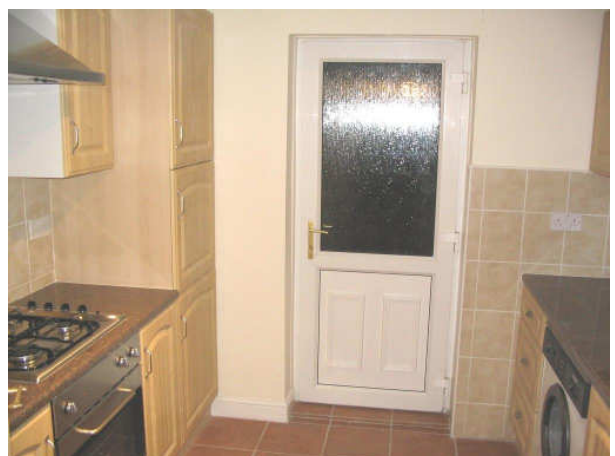
Bay window to the front, ceiling light and coving. Contemporary gas fire and TV point.

Dining room 12'9 x 10'

Window to the rear, ceiling light and coving.

Refitted kitchen 9' x 8'6

Window to the side and half obscure glazed PVCu rear entrance door. 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 space for fridge freezer. Ceramic tiled floor and ceiling light.



To the first floor: Landing

Obscured staircase window, ceiling light and access to the loft.

Bedroom 1 **14'10 x 11'2**

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



Bedroom 2 **12'9 x 10'**

Window to the rear, ceiling light.



Bedroom 3 **7'10 x 7'9**

Window to the front, ceiling light.

Refitted bathroom

Obscured window to the rear, ceiling light and extractor. Panelled bath with Triton electric shower over and screen to the side. Pedestal wash basin and low suite wc. Part tiled walls.

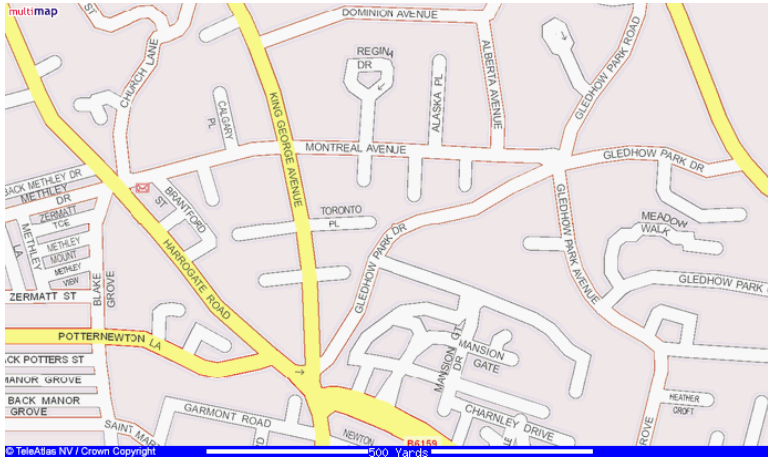
Additional wc

Obscured window to the side. Low suite wc, part tiled walls and ceiling light.

Outside

The property is set within a generous corner plot, being approached from the front by a tarmac path with lawned garden surrounded by mature privet hedging. The garden extends around the side, with a large tarmac driveway providing parking for numerous cars, and leading to the rear garden with lawn and stocked borders.

Directions



From our office, turn right on to Street Lane and turn left at the Harrogate Road traffic lights. Take a left on to Gledhow Valley Road, and take the second right on to Gledhow Park Road, and continue ahead at the mini roundabout on to Gledhow Park Avenue. 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.

