

MORFITT SHAW

Independent Estate Agents

Allerton Grange Croft, Moortown



A bright and spacious two double bedroom townhouse, providing excellent accommodation including a superb refitted bathroom, which is ready to move straight in to. With a private, enclosed garden and private garage, this attractive home is well worth an early viewing.

£154,950

Reduced from £164,950 for a quick sale

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

A very well presented and spacious two double bedroom townhouse, set within attractive and fully stocked gardens and providing first rate accommodation comprising; entrance lobby, spacious sitting room, dining kitchen, two double bedrooms and excellent refitted bathroom.

Moortown is a well established and very popular residential area in the favoured north of Leeds, and provides easy access to a wide range of amenities including highly sought after schools, shops at Moortown Corner and Stainburn Parade and easy access to Leeds centre. An early viewing is recommended.

Accommodation

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

To the ground floor: Entrance lobby

Part glazed PVCu front entrance door, light oak laminate flooring and ceiling light.

Spacious sitting room 17' x 11'2

Wide window to the front, light oak laminate flooring and staircase to the first floor. Ceiling light, TV point and gas fire set within an attractive tiled fireplace with timber surround.



Dining kitchen 11'2 x 9'2 extending to 12'2

Window to the rear, and part glazed PVCu rear entrance door leading to the attractive and private garden. 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, stainless steel sink unit with mixer tap, space for fridge freezer. Light oak laminate flooring, ceiling light and understairs store.



To the first floor: Landing

Ceiling light and access to the loft.

Bedroom 1 11'4 x 11'

Wide window to the front, fitted wardrobes with sliding doors and ceiling light.



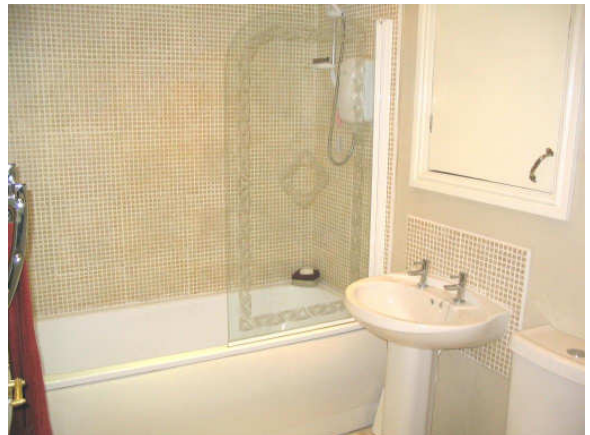
Bedroom 2 11'3 x 8'7

Window to the rear. Ceiling light and recessed wardrobe.



Luxury refitted bathroom

Panelled bath with Triton electric shower over and screen to the side, pedestal wash basin and low suite wc. Part tiled walls, low voltage ceiling lighting and extractor fan. Recessed store cupboard.



Outside

To the front is an attractive lawned garden with stocked flower borders and paved path and steps to the front entrance. The rear garden is fully stocked and very well maintained, with paved patio leading from the dining kitchen, and stocked flower and shrub borders. The property benefits from parking and a private garage with up and over door.



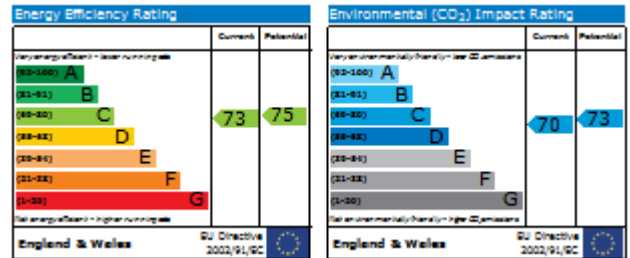
Directions



From our office turn right on to Street Lane and take the fifth left on to Talbot Road. At the end turn right and continue to the junction with Lidgett Lane. Turn right and take the third left on to Allerton Grange Avenue. Allerton Grange Croft is the second left 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.



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.

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Big enough to impress, small enough to care.