

MORFITT SHAW

Independent Estate Agents

Allerton Grange Croft, Moortown



A bright and spacious two double bedroom townhouse, providing well maintained and attractive accommodation set within private gardens, and benefiting from a private garage. Peacefully located on a very popular cul de sac and likely to be of interest to first time buyers and investors alike.

£157,950

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Introduction

A very well maintained and spacious two double bedroom townhouse, set within attractive and private low maintenance gardens and providing first rate accommodation comprising; entrance lobby, spacious sitting room, dining kitchen, two double bedrooms and a superb refitted bathroom.

Moortown is a highly sought after residential area, providing a wide range of first rate amenities including excellent schools, shops at Moortown Corner and Stainburn Parade and easy access to Leeds centre. An early viewing is recommended.

Accommodation

With gas central heating, PVC double glazing, security alarm system and cavity wall insulation.

To the ground floor: Entrance lobby

PVCu front entrance door with obscured central window, ceiling light. Multipaned screen and door to:

Spacious sitting room 17'1 x 11'2

Wide window to the front, ceiling light, two wall light points and coving. Coal effect fire set within an attractive fireplace. TV point and staircase to the first floor.

Dining kitchen 11'2 x 9'

Window to the rear, overlooking the gardens. PVCu rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point with extractor over. Plumbing for washing machine, space for fridge freezer and sink unit with mixer tap. Ceiling with stylish beams, ceiling light and useful understairs store.



To the first floor: Landing

Ceiling light and loft access.

Bedroom 1 **11'4 x 11'2**

Wide window to the front, recessed ceiling spotlights. TV and telephone points and coving.



Bedroom 2 **11'1 x 8'7**

Window to the rear, ceiling light and coving. Telephone point and useful recessed cupboard.

Luxury refitted bathroom

Superb new bathroom suite providing a crisp and clean finish. Includes panelled bath with shower over and screen to the side, low suite wc and pedestal wash basin, Fully tiled walls, new flooring, ceiling light and extractor. Recessed cupboard.

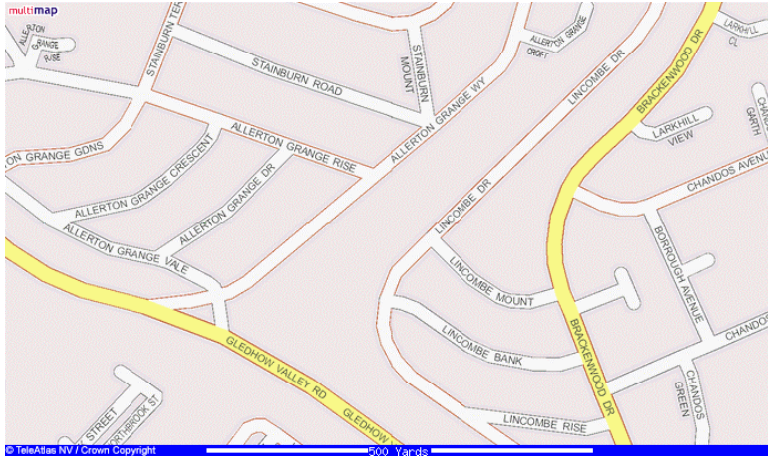


Outside

To the front is a gravelled, low maintenance garden with stocked flower borders. The rear garden is private and enclosed. Paved patio, shrub border and gravelled for ease of maintenance. Gate leading to the private garage area to the rear.



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 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.