



MORFITT SHAW

Independent Estate Agents

Talbot Avenue, Moortown



A spacious and attractive larger than average semi detached home, providing excellent three bedroom accommodation with refitted kitchen and bathroom. Set within generous and enclosed lawned gardens enjoying a sunny, south facing aspect to the rear.

£214,950

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Introduction

A larger than average three bedroom semi detached home set within south facing gardens and with detached garage to the rear. The excellent accommodation comprises; entrance hall, sitting room, dining room, refitted kitchen, three generous bedrooms and refitted bathroom and separate wc.

Moortown is a well established and highly regarded area, with excellent schools nearby as well as a wide range of shops and restaurants on Street Lane. Roundhay Park is nearby, as are regular bus services 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 hall

Part obscure glazed PVCu front entrance door with leaded and obscured windows to either side. Leaded and obscured side window, two ceiling lights and coving. Staircase to the first floor, stripped and polished floorboards and cloaks cupboard. Telephone point.



Sitting room 15' x 13'

Bay window to the front, ceiling light and coving. Stripped and polished floorboards and TV point.



Dining room 13'10 x 11'9

Patio doors to the rear garden. Ceiling light and coving, TV point and stripped and polished floorboards. Timber fire surround.

Refitted kitchen 9'3 x 7'9

Window to the rear, part obscure glazed PVCu side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces. Gas and electric cooker points with extractor over, plumbing for washing machine and dishwasher. Useful pantry with space for fridge freezer. Ceramic tiled floor and ceiling light.



To the first floor: Landing

Ceiling light, useful cupboard and staircase window to the side. Loft access.

Bedroom 1 16' x 11'10

Bay window to the front, ceiling light.



Bedroom 2 14' x 11'9

Window to the rear, ceiling light.

Bedroom 3 8'7 x 8'

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



Refitted bathroom

Obscured window to the rear. Panelled bath with shower over and curved screen to the side. Wash basin with cupboards under, airing cupboard and fully tiled walls. Heated towel rail and ceiling light.

Separate wc

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

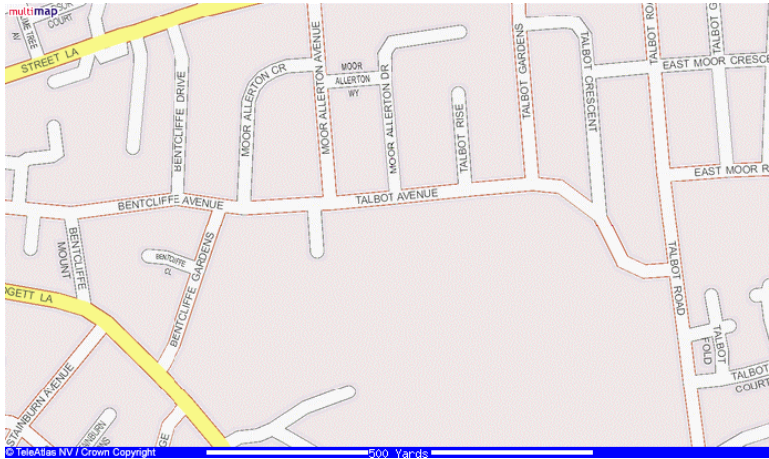


Outside

The property is set within enclosed lawned gardens of a good size, being sunny and south facing to the rear. Gated driveway providing ample parking and leading to the detached garage to the rear. Also to the rear is a paved patio and timber garden shed.



Directions



From our office turn right on to Street Lane and take the sixth left on to Talbot Gardens. At the end turn right on to Talbot 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.

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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.