



MORFITT SHAW

Independent Estate Agents

The Gables, Roundhay



An attractive two bedroom first floor apartment, with private garage and forming part of this immaculate purpose built development in the heart of sought after Roundhay. Ideal for a wide range of buyers with excellent local amenities.

£149,950 – No chain

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Introduction

A bright and attractive two bedroom apartment, situated on the first floor of this very well maintained purpose built development in sought after Roundhay. The accommodation, benefiting from a private garage, comprises; entrance lobby, hall, sitting room, spacious kitchen, two bedrooms and bathroom.

Roundhay is north Leeds' most well established and highly regarded area with attractive tree lined streets and excellent amenities including the popular Roundhay Park. Local shops and bus routes area easily accessible. An early viewing is recommended.

Accommodation

With gas central heating and sealed unit double glazing.

To the ground floor: Communal entrance hall

Glazed entrance door with secure entry system. Staircase to the upper floors and ceiling lighting.

To the first floor: Private entrance lobby

Hardwood front entrance door, ceiling light and coving.

Hall

Two ceiling lights, coving and entryphone. Airing cupboard.

Sitting room 13'1 x 12'9

Bay window to the front with window seat. Ceiling light and coving. TV and telephone points.

Spacious kitchen 13'7 x 6'5

Two windows to the side. 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, space for fridge freezer and stainless steel sink unit. Beech laminate flooring and ceiling light.



Bedroom 1 11'8 x 9'9

Window to the rear. Ceiling light and telephone point. Fitted limed beech wardrobes.

Bedroom 2 10' x 6'6

Window to the rear, ceiling light.

Bathroom

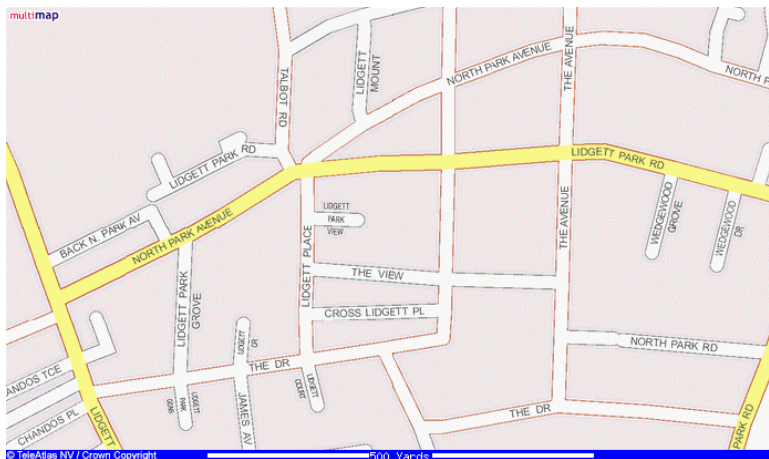
Panelled bath with Mira electric shower over, low suite wc and pedestal wash basin. Part tiled walls. Ceiling light, extractor and shaver point.



Outside

The property is set within attractive and neatly maintained gardens with lawns and stocked borders. Tarmac parking area and **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 on to North Park Avenue and the Gables development is a short distance along on the left hand side. The apartment is identified by a Morfitt Shaw 'For Sale' board in the front window.

Agent's notes : The property is leasehold. 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.