



# MORFITT SHAW

Independent Estate Agents

**Carr Manor Road, Moortown**



**Having undergone a comprehensive programme of updating and improvement, this spacious three bedroom family home provides first rate accommodation including refitted kitchen and superb refitted bathroom. Set within generous and sunny lawned gardens, this excellent home warrants an early viewing.**

**£209,950 – No chain**

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## Introduction

An excellent semi detached family home, providing recently refurbished accommodation with high quality fittings Set within attractive lawned gardens and providing generous parking and detached garage to the rear. The first rate accommodation comprises; entrance hall, large sitting room, refitted kitchen, dining room opening on to the rear garden. Three generous bedrooms, refitted bathroom and separate wc.

Moortown is an ever popular area of North Leeds, with excellent primary and secondary schools, local shops at Moortown Corner and regular bus services to Leeds centre. An early viewing is highly recommended to fully appreciate the size and quality of accommodation on offer.

## Accommodation

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

### To the ground floor: Entrance hall

Part glazed PVCu front entrance door. Obscured window to the side. Staircase to the first floor, wood effect laminate flooring and useful cupboard. Low voltage ceiling lighting.

### Sitting room 17' x 12'4

Bay window to the front, ceiling light and coving. TV point. Modern gas fire and multipaned door.

### Refitted kitchen 10'1 x 10'

Window to the rear, overlooking the garden. Part obscure glazed hardwood side entrance door. Fitted with a comprehensive range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with extractor over and oven under, plumbing for washing machine and dishwasher, 1 ½ bowl stainless steel sink unit with mixer tap, space for fridge freezer. Wood effect laminate flooring, pantry and ceiling light.

### Dining room 10'2 x 8'3

French doors to the attractive rear garden. Ceiling light and coving.





**Agent's notes :** The property is freehold. All mains services are provided. Viewing strictly by appointment only.

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**Big enough to impress, small enough to care.**