



# MORFITT SHAW

Independent Estate Agents

## Woodlea Court, Shadwell Lane



**A competitively priced and spacious, well presented two bedroom apartment with an attractive refitted kitchen, situated on the second floor of this sought after development. Benefiting from a private garage, the property is positioned on leafy Shadwell Lane with excellent amenities nearby. An early viewing is recommended.**

**£139,950**

**Reduced from £144,950**

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## **Introduction**

A spacious and well presented second floor apartment, with excellent two bedroom accommodation including a superb refitted kitchen and a sunny private balcony leading from the sitting room. Set within attractive gardens and benefiting from a private garage, this small development is ideally located on leafy Shadwell Lane with regular bus services to Leeds centre as well as a number of nearby local shops.

The accommodation comprises; entrance hall, spacious sitting room with sun balcony, refitted kitchen, two generous bedrooms and large bathroom. A competitively priced apartment, which is well worth an early viewing.

## **Accommodation**

With PVCu double glazing and ducted central heating.

### **To the ground floor: Shared entrance hall**

Glazed PVCu entrance door with secure entry system. Ceiling lighting and staircase to the upper floors.

### **To the second floor: Private entrance hall**

Hardwood entrance door, ceiling light and coving. Two useful store cupboards, entryphone and access to the loft.

### **Spacious sitting room      18' x 12'**

Full height windows to the front with glazed door leading to the sunny and private balcony, enjoying an attractive wooded outlook. Stripped and polished floorboards, recessed ceiling spotlights and TV point. Fitted cupboards and shelving.

### **Refitted kitchen      12'2 x 7'**

Window to the front. Fitted with an attractive range of high quality base and wall cupboards with laminate work surfaces and fully tiled walls. Integrated halogen hob with extractor over and oven under, space for fridge freezer, plumbing for washing machine and space for dryer. Ceramic tiled floor and ceiling light.

### **Bedroom 1      13'2 x 12'**

Window to the rear, recessed ceiling lights. Fitted wardrobes with additional cupboards over, fitted drawers.

### **Bedroom 2      9'7 x 6'7**

Window to the rear, ceiling light and coving.

### **Bathroom**

Obscured window to the rear. Panelled bath, low suite wc and wash basin with cupboard under. Three ceiling lights and part tiled walls.

