



MORFITT SHAW

Independent Estate Agents

Mountfields, Hyde Park



A spacious ground floor apartment providing one double bedroom accommodation and set within attractive and mature lawned grounds, with generous parking. Ideally located within a short walk of the Universities and Leeds centre, this apartment is an ideal first time buy.

£106,000 – No chain

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Introduction

Located on Clarendon Road within a short walk of Leeds centre and both the Universities, this one double bedroom ground floor apartment is ideal for a first time buyer. Set within attractive lawned gardens with parking, the accommodation comprises; entrance hall, sitting room, kitchen, double bedroom and bathroom. An early viewing is recommended.

Accommodation

With electric wall heaters.

To the ground floor: Communal entrance hall

Glazed entrance doors, ceiling lighting and entry system. Leading to:

Private entrance hall

Hardwood entrance door, ceiling light and entry phone.

Sitting room 14' x 12'9

Bay window to the front. Ceiling light, TV point. Leading to:

Kitchen 9'4 x 8'

Base and wall cupboards, laminate work surfaces and part tiled walls. Electric cooker point, space for fridge freezer and plumbing for washing machine. Stainless steel sink unit and ceiling light.

Double bedroom 16'3 x 9'

Window to the rear, ceiling light and fitted wardrobe.

Bathroom

Panelled bath with electric shower over. Low suite wc and pedestal wash basin. Tiled splashbacks, ceiling light and cupboard. Useful cupboard.

Outside

The development is set within attractive lawned grounds with established trees and high boundary wall. Ample parking.



Directions



From the city centre, travelling on Woodhouse Lane continue past the Leeds University Parkinson Building on the left hand side and take a left at the traffic lights on to Clarendon Road. Mountfields is identified by a Morfitt Shaw 'For Sale' board on the right hand side.

Agent's notes : The property is leasehold. All mains services, except for gas, 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.