



MORFITT SHAW

Independent Estate Agents

Allerton Grange Croft, Moortown



A two double bedroom townhouse, enjoying a quiet position on a popular development on the edge of Moortown and Chapel Allerton. Set within private and attractive gardens, with a private garage, an early viewing is highly recommended.

£154,950 – No chain

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

An attractive and well maintained townhouse, providing generous two double bedroom accommodation which is set within private gardens and benefits from a private garage. Enjoying one of the nicest positions on the development, the accommodation comprises; entrance lobby, sitting room, dining kitchen, two double bedrooms and shower room.

Moortown is a popular and well established area, and this property provides an ideal opportunity to buy within the area. Located close to the edge of Chapel Allerton, the property is close to the shops, restaurants and cafes there, as well as Marks and Spencer's and other shops at Moortown Corner.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Entrance lobby

Hardwood front entrance door with central window. Ceiling light.

Sitting room 17'1 x 11'2

Glazed door, wide window to the front. Ceiling light, TV and telephone points and staircase to the first floor.

Dining kitchen 11'2 x 9'3 extending to 12'7

Window to the rear, half glazed rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Electric cooker point, plumbing for washing machine and space for fridge freezer. Stainless steel sink unit, ceiling light and wood effect floor covering. Useful understairs store cupboard.

To the first floor: Landing

Ceiling light and access to the loft.

Bedroom 1 11'2 x 11'2

Wide window to the front, ceiling light and telephone point.

Bedroom 2 11'1 x 8'7

Window to the rear, overlooking the garden. Ceiling light and recessed cupboard.

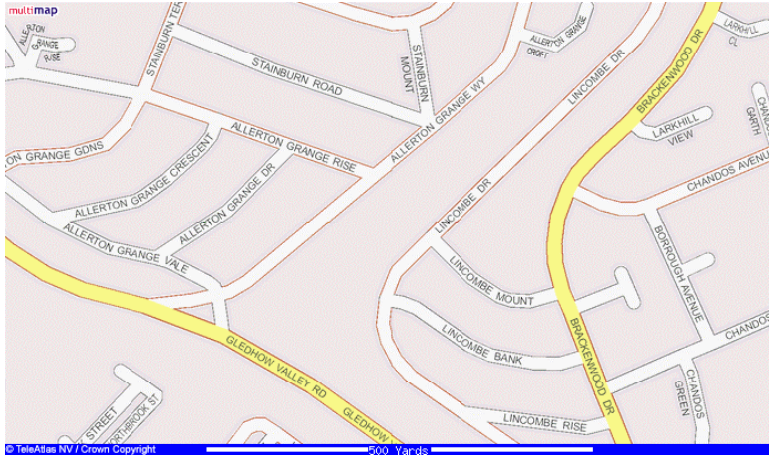
Shower room

Walk in double shower cubicle with Mira electric shower, low suite wc and pedestal wash basin. Fully tiled walls, ceiling light and extractor. Recessed cupboard.

Outside

To the front is a gravelled garden with a Rowan tree and paved path to the front entrance. The rear garden is private and partially enclosed, stocked with established shrubs. Timber boundary fencing. **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 and continue to the junction with Lidgett Lane. Turn right and take the third left on to Allerton Grange Avenue. Allerton Grange Croft is the second left and the property is identified by a Morfitt Shaw 'For Sale' board towards the top end.

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.

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.

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Big enough to impress, small enough to care.