



# MORFITT SHAW

Independent Estate Agents

## Gledhow Wood Close, Roundhay



**Ideal for a first time buyer or investor, this bright and attractive first floor apartment provides spacious two bedroom accommodation and enjoys a sought after location close to excellent amenities including Roundhay Park and just two minutes from Chapel Allerton. An early viewing is highly recommended.**

**£134,950**

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## Introduction

A spacious and well presented two bedroom apartment, situated in a sought after and attractive part of North Leeds, close to excellent local amenities. The accommodation comprises; entrance hall, sitting room, dining kitchen, two bedrooms and bathroom. There's also a private, lockable store room for this apartment.

Roundhay is a highly regarded residential area, providing easy access to Leeds centre and a wide range of amenities including Roundhay Park and local shops. An early viewing is highly recommended.

## Accommodation

With PVCu double glazing.

### To the ground floor: Communal entrance hall

Glazed entrance doors with secure entry system. Staircase to the upper floors, with ceiling lighting.

### To the first floor: Landing

Access to the lockable store room for this apartment, and leading to the private entrance to the apartment.

### Entrance hall

Hardwood entrance door, ceiling light and telephone point. Entryphone and useful cloaks cupboard.

### Spacious sitting room 15' x 11'7

Windows to the side and rear, providing a bright and sunny aspect. Ceiling light and TV point.

### Dining kitchen 11'7 x 9'

Window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point, plumbing for washing machine and space for fridge freezer. Stainless steel sink unit with mixer tap, ceramic tiled floor and ceiling light.





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