



MORFITT SHAW

Independent Estate Agents

Miles Hill Terrace, Chapel Allerton



A well presented and spacious three bedroom semi detached family home, set within good sized private gardens and enjoying a popular location close to a wide range of amenities. With gated driveway and detached garage to the rear. An early viewing is recommended.

£153,995

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Introduction

An attractive and well presented semi detached family home, providing spacious three bedroom accommodation which is set within private and fully stocked lawned gardens of a generous size. The property also benefits from a private garage and driveway.

The accommodation comprises; entrance hall, spacious sitting room opening on to the lawned garden, spacious dining kitchen, three bedrooms and bathroom.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Entrance hall

PVCu front entrance door, ceiling light and staircase to the first floor.

Spacious sitting room 15'1 x 13'

Patio doors to the attractive lawned garden, ceiling light and picture rail. TV point. Gas fire set within an attractive fireplace with timber surround.



Large dining kitchen 16'4 x 9'

Two windows to the front and window to the rear. Half obscured glazed rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and gas oven under. Plumbing for washing machine, vent for dryer and space for fridge freezer, 1 ½ bowl stainless steel sink unit with mixer tap. Space for a large table, original fitted cupboards and further useful cupboard.



To the first floor: Landing

Obscured window to the front, ceiling light and access to the loft.

Bedroom 1 15'2 x 10'

Window to the rear overlooking the garden, ceiling light and telephone point. Fitted wardrobes with overhead cupboard.



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.

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Big enough to impress, small enough to care.