



# MORFITT SHAW

Independent Estate Agents

## Carr Manor View, Moortown



**A very well presented and attractive semi detached family home, providing bright and spacious three bedroom accommodation. Set within good sized and private lawned gardens and ideally located close to busy shops and excellent schools.**

**£204,950**

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## **Introduction**

A spacious and attractive semi detached family home, set within generous and private lawned gardens and enjoying a sought after north Leeds location. The accommodation comprises; entrance hall, sitting room, dining room, spacious kitchen, three generous bedrooms and bathroom.

Moortown provides a wide range of excellent amenities from first rate schools to local shops and regular bus services to Leeds centre. An early viewing is highly recommended.

## **Accommodation**

With gas central heating, PVCu double glazing.

### **To the ground floor: Entrance hall**

Part glazed PVCu front entrance door with obscured window to the side. Bamboo effect flooring, ceiling light. Staircase to the first floor with turned balustrade and understairs store.

### **Sitting room            17'7 x 12'7**

Bay window to the front, ceiling light, coving and four wall light points. Gas fire set within an attractive fireplace. TV point.

### **Dining room            10'4 x 8'4**

French doors to the rear garden, ceiling light and coving.

### **Kitchen                    10'1 x 10'1**

Window to the rear, overlooking the garden. PVCu side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces. Integrated gas hob with extractor over and oven under, plumbing for washing machine and space for fridge freezer. 1 ½ bowl sink unit with mixer tap. Ceiling light and useful pantry.

### **To the first floor: Landing**

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

### **Bedroom 1                16'7 x 11'3**

Bay window to the front, ceiling light. Fitted with a full length range of wardrobes.

### **Bedroom 2                11'6 x 11'1**

Window to the rear, ceiling light and coving.



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**Big enough to impress, small enough to care.**