



MORFITT SHAW

Independent Estate Agents

Well House Road, Gledhow



Set within a very large corner plot, this traditional semi detached family home provides an ideal opportunity to substantially extend (subject to consents). The three bedroom accommodation is ideal for a programme of updating and refitting to suit modern requirements. The property is located within a short distance of Roundhay High, the Park and Oakwood shops.

**£179,950 – No chain
Reduced from £209,950**

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Introduction

A traditional semi detached family home, occupying a superb, large corner plot with excellent potential to substantially extend (subject to consents). The accommodation, now in need of general updating comprises; entrance hall, sitting room, dining room, sun room, kitchen, three bedrooms and bathroom.

The property enjoys a popular location, on a well established and attractive tree lined street, close to excellent shops at Oakwood Parade, first rate schools including Roundhay High and of course Roundhay Park. An early viewing is recommended.

Accommodation

With gas central heating.

To the ground floor: Entrance hall

Multipaned obscure glazed front entrance door, with obscured windows to either side. Obscured window to the side. Staircase to the first floor, ceiling light and coving.

Sitting room 14'1 x 13'

Bay window to the front, ceiling light and coving. Original fireplace with tiled interior and hearth and polished timber surround. TV and telephone points, three wall light points.

Dining room 13'3 x 11'5

Ceiling light and coving, picture rail. Wall mounted gas fire and telephone point. Glazed doors to:

Lean to sun room 11'9 x 7'

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

Kitchen 11'1 x 6'6

Windows to the side and rear, hardwood side entrance door. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Plumbing for washing machine, gas cooker point and stainless steel sink unit with mixer tap. Space for fridge freezer, ceiling light and useful store cupboard.

To the first floor: Landing

Obscured staircase window, ceiling light and coving.

Bedroom 1 13'10 x 12'1

Bay window to the front, ceiling light and coving.

Bedroom 2 **11'9 x 11'5**

Window to the rear and two ceiling lights.

Bedroom 3 **7'7 x 6'3**

Window to the front and ceiling light.

Bathroom

Obscured windows to the side and rear. Panelled bath with shower attachment, low suite wc and pedestal wash basin. Ceiling light and access to the loft.

Outside

The super, large corner plot is a real feature of this family home, as it provides excellent potential to substantially extended to the side, subject to consents. To the front is a generous drive with full height gates, which leads to the carport to the side. Lawned front garden with boundary hedging and wall, stocked borders. To the side is a further large lawned garden with hedging and shrubs. Enclosed rear garden with lawn and stocked borders.

Directions



From our office turn left on to Street Lane and turn right at the Oakwood Clock traffic lights. Take the fourth right on to Gledhow Wood Road and the first left on to Well House Drive. Well House Road is the first right and the property is identified by a Morfitt Shaw 'For Sale' board on the left hand side.

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.