

MORFITT SHAW

Independent Estate Agents

Methley View, Chapel Allerton



An individual two bedroom back to back terraced home, enjoying a sought after location in Chapel Allerton close to excellent shops, restaurants and bars, with easy access to Leeds centre. An early viewing is recommended.

£154,950

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 individual back to back terraced property, providing characterful two bedroom accommodation and enjoying a popular location close to the heart of Chapel Allerton. The accommodation comprises in brief; sitting room, hall, dining kitchen, two bedrooms and bathroom.

Chapel Allerton is a lively and sought after location with a range of cafes, restaurants and shops. Regular bus services provide easy access to Leeds centre.

Accommodation

With gas central heating and security alarm system.

To the ground floor:

Sitting room **14'5 x 13'**

Bay window to the front, ceiling light and coving. Wall mounted gas fire and TV and telephone points.

Hall

Staircase to the first floor with turned balustrade. Ceiling light and staircase to the lower ground floor.



To the lower ground floor:

Dining kitchen **13'9 x 12'7**

Window to the front. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Space for undercounter fridge, plumbing for washing machine and gas cooker point. Stainless steel sink unit with mixer tap. Two ceiling lights.

To the first floor: Landing

Staircase to the second floor with turned balustrade. Ceiling light.

Bedroom 2 **11' x 7'6**

Window to the front, ceiling light and recessed cupboard.

Bathroom

Obscured window to the front. Panelled bath with Mira thermostatic shower over, low suite wc and pedestal wash basin. Part tiled walls and ceiling light.

To the second floor: Landing

Ceiling light.

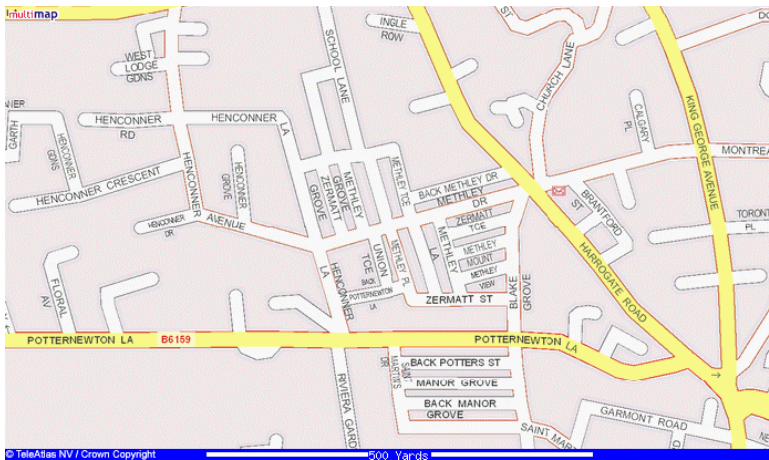
Bedroom 1 12'9 x 9'5

Velux window to the front. Ceiling light and recessed wardrobes.

Outside

To the front is a fully stocked garden, with privet hedge to the side and brick wall to the front. Gated path to the front entrance.

Directions



From our office turn right on to Street Lane and take a left at the Harrogate Road traffic lights. Continue in to Chapel Allerton and take a right on to Methley Drive. Take the second left on to Methley Lane and Methley View is the third left. The property is identified by a Morfitt Shaw 'For Sale' board on the right 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.

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.