

MORFITT SHAW

Independent Estate Agents

Lidgett Park Court, Roundhay



A superb two bedroom apartment, refitted and refurbished to a very high standard and enjoying a first floor position in this sought after development. Situated in the highly regarded area of Roundhay close to the Park, with easy access to Leeds centre.

£144,950

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Introduction

A stylishly refurbished and immaculately presented apartment situated on the first floor of this sought after development, which enjoys a prime Roundhay location. Providing bright and spacious two bedroom accommodation, with refitted kitchen and bathroom, an early viewing is highly recommended. The superb accommodation comprises in brief; entrance hall, spacious sitting room with dining area and leading to a private sun balcony, refitted kitchen, two bedrooms and luxury refitted bathroom.

Roundhay is North Leeds' most well established and highly regarded residential area with easy access to the local park, busy shops at Street Lane, and Leeds centre.

Accommodation

With PVCu double glazing and electric heating.

To the ground floor: Staircase to the upper floors.

To the first floor: Private entrance hall

Hardwood entrance door, low voltage ceiling lighting and coving. Useful study area. Storage cupboard and airing cupboard.

Spacious sitting room and dining area
18'3 x 11'1

Glazed door to the **private sun balcony**, windows also to the front. Two ceiling lights, coving and TV and telephone points. Store cupboard.



Refitted kitchen

8'9 x 8'9

Window to the front. Fitted with a comprehensive range of attractive base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric halogen hob with oven under. Plumbing for washing machine and 1 ½ bowl stainless steel sink unit with mixer tap.



Bedroom 1

12'1 x 10'

Window to the front, ceiling light and coving. Fitted wardrobes.



Bedroom 2

12'1 x 6'

Floor to ceiling window to the front, ceiling light and coving. Fitted wardrobes.



Luxury refitted bathroom

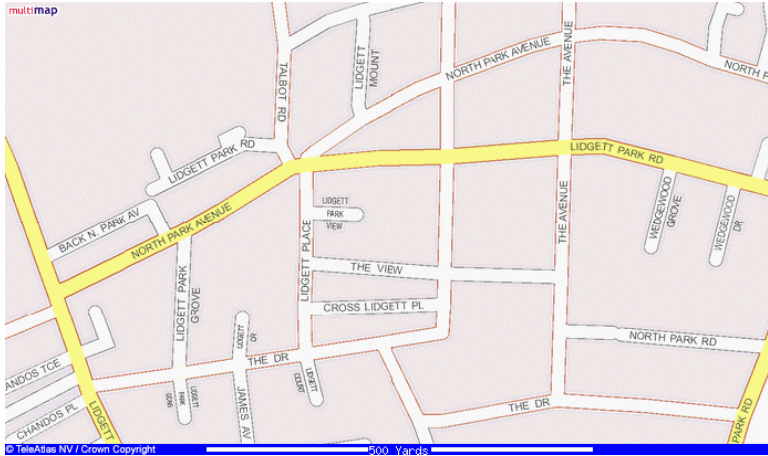
Panelled bath with Triton electric shower over and screen to the side. Low suite wc and pedestal wash basin. Part tiled walls and ceiling light. Under floor heating, slate tiles.



Outside

The development is set within attractive and well maintained lawned gardens, with this apartment enjoying a pleasant outlook. Generous parking areas.

Directions



From our office turn right on to Street Lane and take the fifth left on to Talbot Road. Just before the end, turn right on to Lidgett Park Court, which is identified by a Morfitt Shaw 'For Sale' board.

Agent's notes : The property is leasehold. 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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Morfitt Shaw opening times : Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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