



MORFITT SHAW

Independent Estate Agents

Wentworth Crescent, Alwoodley



A larger than average three bedroom semi detached family home, set within attractive and private lawned gardens and occupying a peaceful and attractive cul de sac location. Featuring first rate, immaculately refurbished accommodation including a superb kitchen and luxury bathroom. An early viewing is essential.

£214,950 – No chain

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Introduction

An extensively refurbished semi detached home, providing excellent three bedroom accommodation with a refitted kitchen and bathroom. Set within attractive and private lawned gardens with a south facing back garden, and occupying a peaceful cul de sac position, this delightful property is ready to move straight in to.

Alwoodley is north Leeds' most sought after area, with a wide range of first rate amenities including excellent schools, local shops and regular bus services providing easy access to Leeds centre. An early viewing is highly recommended.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Entrance hall

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

Spacious sitting room 13'8 x 12'10

Wide window to the front. Ceiling light, coving. TV point, electric fire. Leading to:

Dining room 11' x 9'7

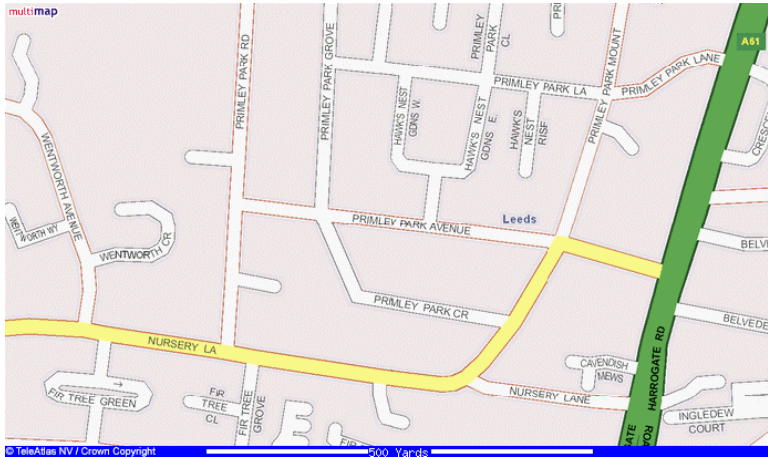
Glazed door to the private lawned south facing garden to the rear. Window also to the rear. Ceiling light and coving.

Refitted kitchen 10'9 x 7'2 extending to 9'6

Window to the side, and half glazed PVCu rear entrance with window to the rear. Fitted with attractive maple style base and wall units with laminate work surfaces having under cabinet lighting and tiled upstand. Integrated gas hob with extractor over and oven beneath, integrated washing machine, dishwasher and fridge freezer. Ceramic tiled floor and ceiling light.



Directions



From our office, turn down the side of our building on to Roman Avenue. At the end turn left on to the Ring Road and continue ahead at the first roundabout. At the second roundabout turn right on to King Lane and continue past Allerton High School. Take the next right on to Nursery Lane and Wentworth Avenue is the third left. Wentworth Crescent 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.

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.

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Big enough to impress, small enough to care.