



MORFITT SHAW

Independent Estate Agents

The Moorlands, Shadwell Lane



A bright and spacious two bedroom apartment, situated on the second floor of this sought after development just off Shadwell Lane. Within a short walk of local shops, and on a regular bus route, the property is ideally located. An early viewing is recommended.

£139,950 – No chain

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Introduction

A well presented and spacious apartment, situated on the second floor of this popular purpose built development, providing bright and stylish two bedroom accommodation. Set within attractive lawned grounds, the property enjoys an ideal location close to shops at Moortown Corner, with easy access to Leeds centre.

The excellent accommodation briefly comprises; entrance hall, spacious sitting room, dining kitchen, central hallway, two bedrooms and bathroom. An early viewing is highly recommended.

Accommodation

With PVCu double glazing.

To the ground floor: Communal entrance hall

Glazed entrance door, ceiling lighting and staircase to the upper floors. Secure entry system.

To the second floor: Private entrance hall

Hardwood entrance door, beech laminate flooring and ceiling light. Entryphone.

Spacious sitting room and dining area

Sitting room 16'9 x 10'7

Wide window to the front. Ceiling light and coving, TV and telephone points. Coal effect gas fire set within an attractive fireplace. Leading to:

Dining area 9'1 x 7'

Window to the side, ceiling light and coving.

Kitchen 8'8 x 5'4

Window to the front. Fitted with a range of base and wall cupboards with laminate work surfaces and fully tiled walls. Integrated gas hob with extractor over and oven under, plumbing for washing machine and stainless steel sink unit with mixer tap. Light oak laminate flooring.

Central hall

Beech laminate flooring, ceiling light and useful store cupboard.



Bedroom 1 **11'5 x 10'5**

Window to the rear, ceiling light and beech laminate flooring. Fitted wardrobe.

Bedroom 2 **9' x 8'6**

Window to the rear, ceiling light and beech laminate flooring.

Bathroom

Panelled bath with shower attachment, low suite wc and pedestal wash basin. Fully tiled walls, ceiling light and extractor.



Outside

The property is set within attractive and well established lawned grounds, with shrub borders and trees. There is generous tarmac parking area.

Directions



From our office, turn on to Roman Avenue, down the side of our building. At the end turn left on to the Ring Road and immediately right on to Birchwood Hill. Turn left at the top on to Shadwell Lane. The Moorlands is the fourth right.

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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Big enough to impress, small enough to care.