



MORFITT SHAW

Independent Estate Agents

Highwood Avenue, Moortown



A large, substantially extended semi detached family home, providing spacious three bedroom accommodation and set within private lawned gardens. Located in a very popular residential area close to a wide range of shops at Moortown Corner, first rate local schools and regular bus services to Leeds centre.

£209,950

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Introduction

A substantially extended semi detached family home, providing excellent, spacious accommodation and set within private and enclosed lawned gardens. Ideally located on a popular residential street with a range of excellent amenities available at Moortown Corner, including Marks and Spencer's and regular bus services to Leeds centre.

The spacious accommodation comprises; entrance lobby, large sitting room, dining room, study or playroom (or fourth bedroom), generous breakfast kitchen, three bedrooms and bathroom. An internal viewing is recommended to fully appreciate the size of accommodation on offer.

Accommodation

With PVCu double glazing and gas central heating having a new condensing boiler.

To the ground floor: Entrance lobby

Obscure glazed PVCu front entrance door with obscured window over. Ceiling light.

Spacious sitting room 16'7 x 13'2

Window to the front, TV point and staircase to the first floor. Gas fire set within a stone fireplace. Leading to:



Dining room 10'9 x 9'

Ceiling light and obscure glazed doors to:

Study or playroom 11' x 9'

Window to the rear overlooking the garden, ceiling light.

Large breakfast kitchen 17'9 x 12'6

Window to the rear and two windows to the side. Obscure glazed PVCu rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and fully tiled walls. Gas cooker point, plumbing for washing machine and dishwasher, stainless steel sink unit with mixer tap. Ceiling light and extractor.



Directions



From our office, turn right on to Street Lane and right again at the Harrogate Road traffic lights. At the first roundabout take the second exit on to Stonegate Road and Highwood Avenue is the second right. 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.