



MORFITT SHAW

Independent Estate Agents

Well House Road, Gledhow



Providing excellent potential to substantially extend to create five bedroom accommodation, this spacious three bedroom semi detached home is set within a large corner plot with private driveway, generous parking and detached garage. Ideally located with easy access to local shops and Leeds centre, an early viewing is recommended.

£169,950 – No chain

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Introduction

A spacious semi detached family home, set within a large corner plot an providing excellent potential to substantially extend to create extra living accommodation. Ideally located in a sought after area close to Oakwood Parade and Roundhay Park, the property provides an ideal opportunity to generally update and improve. The accommodation comprises; entrance porch, hall, sitting room, dining room, kitchen, three bedrooms, bathroom and separate wc.

An early viewing is highly recommended.

Accommodation

With part PVCu double glazing and gas central heating.

To the ground floor: Entrance porch

Sliding door to the front, ceramic tiled floor.

Entrance hall

Hardwood door with central window and leaded windows to either side. Staircase to the first floor, ceiling light and delft rack.

Sitting room 13'9 x 13'

Bay window to the front. Ceiling light and gas fire set within a tiled fireplace.

Dining room 13'6 x 11'8

Bay window to the rear, ceiling light and picture rail. Gas fire set within an original fireplace with polished timber surround and tiled hearth.

Kitchen 8'3 x 7'3

Window to the rear and part glazed hardwood side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point, pantry and stainless steel sink unit. Ceiling light.

To the first floor: Landing

Leaded and obscured staircase window, ceiling light and picture rail. Loft access.

Bedroom 1 14'5 x 12'

Bay window to the front. Ceiling light and picture rail.

Bedroom 2 13'2 x 12'

Bay window to the rear, ceiling light and picture rail.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

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Big enough to impress, small enough to care.