



MORFITT SHAW

Independent Estate Agents

Stainburn View, Moortown



Now providing an excellent opportunity to refit and update, this spacious and well maintained three bedroom semi detached family home is set within large and private lawned gardens and is located in a sought after residential area.

£199,950 – No chain

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Introduction

A traditional semi detached family home, set within large and private lawned gardens. Now providing an opportunity to update and refit to suit modern requirements, an early viewing is recommended. The accommodation comprises; entrance hall, sitting room, dining room, kitchen, three bedrooms, bathroom and separate wc.

Moortown is a highly regarded and well established residential area, with highly rated schools, a wide range of shops at Stainburn Parade and Moortown Corner and easy access to Leeds centre.

Accommodation

With part PVCu double glazing and gas central heating.

To the ground floor: Entrance hall

Hardwood front entrance door with obscured windows to either side. Staircase to the first floor with understairs store. Ceiling light and delft rack.

Sitting room 12'9 x 12'8

Bay window to the front, ceiling light and coving. Gas fire set within a tiled fireplace.



Dining room 13' x 11'2

Window to the rear, ceiling light and coving. Gas fire set within a tiled fireplace. TV point.



Kitchen 8'7 x 7'9

Window to the rear and hardwood side entrance door. Fitted with a range of base and wall cupboards. Stainless sink units, gas cooker point and space for fridge freezer. Useful pantry, ceiling light.

Directions



From our office, turn right on to Street Lane. Take a left at the traffic lights on to Harrogate Road and left again on to Lidgett Lane. Take the third right on to Allerton Grange Avenue, and Stainburn View is the first right. The property is identified by a Morfitt Shaw 'For Sale' board on the right 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.