



# MORFITT SHAW

Independent Estate Agents

**Easterly Road, Oakwood**



**An excellent and well presented three bedroom mid townhouse, set within attractive and enclosed lawned gardens. Newly created, walled and gated, tarmac driveway parking area, with easy access to local shops and Leeds centre. An early viewing is highly recommended.**

**£144,950 – No chain**

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## Introduction

A well presented and maintained townhouse, providing spacious three bedroom accommodation, set within attractive and enclosed lawned garden, with generous gated driveway parking to the front. Enjoying a prominent main road location, close to many local shops and bus services, an early viewing is recommended.

The accommodation comprises; entrance hall, sitting room, dining room, kitchen, three bedrooms and bathroom.

## Accommodation

With PVCu double glazing and gas central heating.

### To the ground floor: Entrance hall

Hardwood front entrance door. Light oak laminate flooring, ceiling light and telephone point. Two useful stores, staircase to the first floor.

### Sitting room 13'9 x 11'1

French doors to the lawned rear garden. Ceiling light and TV point, gas fire with a tiled hearth. Light oak laminate flooring.

### Dining room 11'8 x 10'2

Window to the rear. Ceiling light and telephone point. Gas fire.

### Kitchen 9' x 7'7

Window to the front. Fitted with a range of base and wall cupboards with laminate work surfaces. Gas cooker point, plumbing for washing machine and space for fridge freezer. Stainless steel sink unit and ceiling light.



### To the first floor: Landing

Staircase window to the front. Ceiling light and loft access.

### Bedroom 1                    13'9 x 11'1

Window to the rear, ceiling light and fitted mirror fronted wardrobes.



### Bedroom 2                    10'4 x 10'3

Window to the rear, ceiling light.

### Bedroom 3                    14'4 max x 7'7

Two windows to the front, ceiling light and beech laminate flooring.



### Bathroom

Obscured window to the front. Panelled bath, low suite wc and pedestal wash basin with tiled splashback. Useful cupboard, ceiling light.

### Outside

To the front is a large tarmac parking area with high double gates. Lawned garden to the rear with shrubs and privet hedging.

