



MORFITT SHAW

Independent Estate Agents

West Lodge, Chapel Allerton



A bright and spacious two double bedroom apartment on the second floor of this popular development, set within lawned grounds and having private parking. Located in the heart of Chapel Allerton close to busy shops and restaurants and providing regular bus services to Leeds centre. An early viewing is recommended.

£164,950

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

A superb bright and spacious two double bedroom apartment, positioned on the second floor of this sought after development close to the heart of Chapel Allerton. Providing first rate refitted accommodation including excellent breakfast kitchen and luxury shower room, and ideally located close to the restaurants and shops in Chapel Allerton and providing easy access to Leeds centre.

The excellent accommodation comprises; entrance hall, sitting room, refitted breakfast kitchen, two double bedrooms, refitted luxury shower room and single garage.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Communal entrance hall

Glazed entrance hall, staircase to the upper floors and secure entry system.

To the second floor: Entrance hall

Hardwood front entrance door, low voltage ceiling lighting and coving.

Sitting room 17'3 x 11'

Windows to the side and front. Low voltage ceiling lighting, coving and TV point.



Refitted breakfast kitchen 11' x 8'

Window to the side. Refitted with a range of base and wall cupboards with granite effect laminate work surfaces. Plumbing for washing machine, space for undercounter fridge freezer and stainless steel sink unit with mixer tap. Integrated electric hob with extractor over and over under. Ceramic tiled floor, part tiled walls and low voltage ceiling lighting.



Bedroom 1 **14'7 x 11'**

Windows to the side and rear, low voltage ceiling lighting.

Bedroom 2 **9'6 x 9'1**

Window to the rear, low voltage ceiling lighting.

Refitted luxury shower room

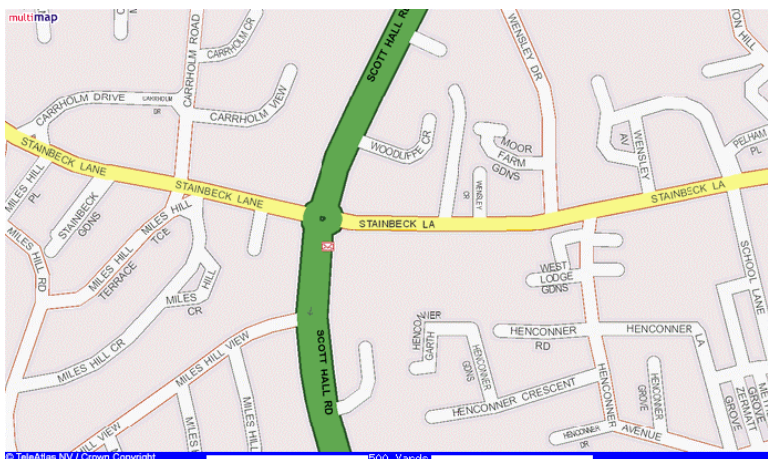
Larger than double shower cubicle with Mira thermostatic shower, low suite wc and pedestal wash basin. Fully tiled walls, ceramic tiled floor and low voltage ceiling lighting and extractor.



Outside

The development is set within lawned grounds with parking. Single garage.

Directions



From our office turn right on to Street Lane and left at the Harrogate Road traffic lights. Continue in to Chapel Allerton and turn right on to Stainbeck Lane. West Lodge is a short distance along on the left hand side.

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.

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.

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Big enough to impress, small enough to care.