



MORFITT SHAW

Independent Estate Agents

Brackenwood Close, Gledhow



Presenting a very spacious three bedroom townhouse, with extensive accommodation arranged over three floors, and enjoying far reaching views across mature woodland. Peacefully located on a cul de sac close to a wide range of shops and schools, with a good sized garden to the rear.

£154,950 – No chain

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Introduction

Presenting a very spacious three bedroom townhouse, maintained and presented to a high standard and set within private and well tended gardens. Enjoying a peaceful location on a no through road, and with easy access to a wide range of excellent schools, shops and restaurants, the location is perfect for a wide range of discerning buyers.

The spacious and well planned accommodation comprises; entrance hall, large sitting room overlooking mature woodland, spacious dining kitchen, three bedrooms and bathroom. The gardens are a particular feature, being of a good size and extending to the front and rear, providing an enclosed space for family use.

Accommodation

With gas fired central heating and security alarm system.

To the ground floor: Entrance hall

With hardwood entrance door with stained glass detailing and window to the side. Personal access door to the integral garage with electric door. Ceiling light. Staircase to the first floor.

To the first floor

Landing

Ceiling light and staircase to the second floor.

Spacious sitting room **14'10 x 14'6**

Wide window to the front, with a charming view over mature woodland. Wall mounted gas fire, TV and telephone points and ceiling light.

Dining kitchen **14'8 x 11'**

Fitted with a comprehensive range of base and wall cupboards with laminate work surfaces. Window and part glazed entrance door to the rear, leading to the charming and good sized gardens. Gas cooker point, stainless steel sink unit and plumbing for dishwasher. Space for fridge, part tiled walls and ceiling light. Wall mounted gas fired central heating boiler.

To the second floor

Landing

Ceiling light and access to the loft.

Bedroom 1 **14'7 x 10'10**

Window to the rear, range of fitted wardrobes providing hanging space. Telephone point.



Bedroom 2**12'5 max x 8'4**

Window to the front, with views across mature woodland. Ceiling light.

Bedroom 3**12'4 x 6'4**

Window to the front. Ceiling light.

Bathroom

In the process of being refitted. No further work will be carried out, although all of the fittings in the room, whether they're fitted or not, will be included in the sale.

Outside

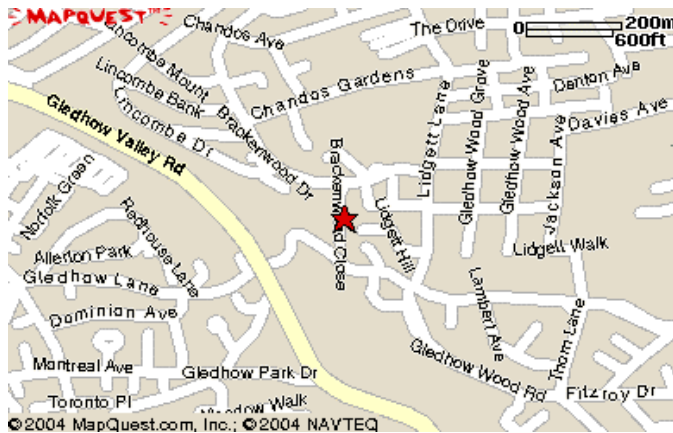
The property is located on a quiet no through road, with parking spaces and access to the integral single garage with up and over door and electric power and light. The property is set within mature woodland, with a lawned area to the front.



To the rear of the property, is a good sized sunny garden, with a paved patio adjoining the property, with steps leading to the upper levels. There is a central lawned area, surrounded by well stocked and neatly tended flower and shrub beds. Conifer hedging and timber fencing combine to create a private and enclosed space, with a timber arbour to the top of the garden.



Directions



From our office, turn right on to Street Lane. At the Harrogate Road junction, turn left and left again on to Lidgett Lane. Continue until reaching Gledhow Primary School on the left hand side. Take the first left straight after, on to Brackenwood Drive. Brackenwood Close is the first left. The property is identified by a Morfitt Shaw 'For Sale' board.

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.