



MORFITT SHAW

Independent Estate Agents

Wentworth Way, Alwoodley



An excellent two double bedroom semi detached home, set within immaculate and private lawned gardens with driveway and detached garage. Peacefully located on a sought after cul de sac in the heart of the highly regarded area of Alwoodley. An early viewing is highly recommended.

£169,950

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Introduction

A spacious and well presented two double bedroom semi detached home, set within attractive and private lawned gardens, and occupying a prime position on a quiet cul de sac. Ideally located in the sought after area of Alwoodley, close to first rate schools, local shops and regular bus services to Leeds centre.

The excellent accommodation comprises; entrance lobby, spacious sitting room, kitchen, two double bedrooms and bathroom.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Entrance lobby

Part multipaned hardwood front entrance door and window to the side. Window to the front, ceiling light.

Sitting room 17'6 x 13'

Window to the front, ceiling light and TV point. Recessed ceiling spotlights and staircase to the first floor.

Kitchen 13' x 9'

Window to the rear and part multipaned hardwood rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point with extractor over, space for undercounter fridge and freezer, vent for dryer and plumbing for washing machine. Stainless steel sink unit with mixer tap. Ceiling light.



To the first floor: Landing

Ceiling light and loft access.

Bedroom 1 13' x 12'

Window to the front and ceiling light.



Bedroom 2 **13' x 9'2**

Window to the rear and ceiling light.



Bathroom

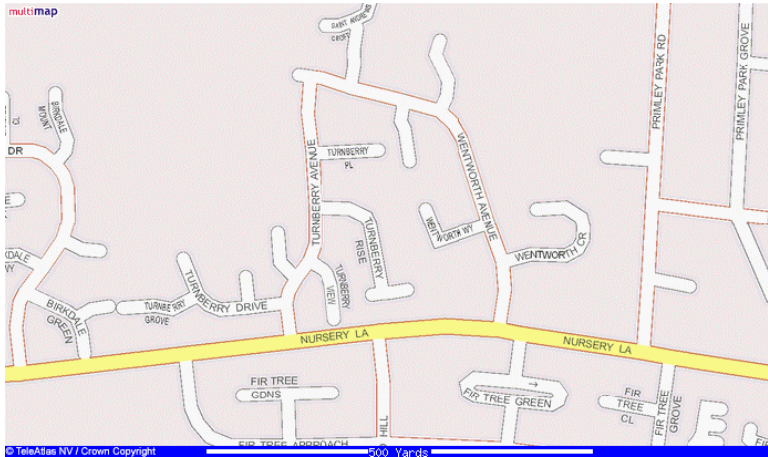
Obscured window to the side. Panelled bath with electric shower over, pedestal wash basin and low suite wc. Fully tiled walls, airing cupboard and ceiling light.

Outside

To the front is a lawned garden with stocked flower borders, and driveway leading to the detached garage to the rear. The rear garden is fully enclosed and private, with paved patio, lawn and stocked flower borders. Timber boundary fencing.



Directions



From our office turn on to Roman Avenue down the side of our office. Turn left at the end on to the Ring Road and right at the Harrogate Road roundabout. Take the first left on to Nursery Lane and take the second right on to Wentworth Avenue. Wentworth Way is the first left and the property is identified by a Morfitt Shaw 'For Sale' board on the left

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.

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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.