



MORFITT SHAW

Independent Estate Agents

Street Lane, Roundhay



An unusually spacious top floor apartment, forming part of a substantial late Victorian property and providing impressive two/three double bedroom accommodation, which is presented to the very highest of standards. Enjoying a highly regarded location within a minutes walk of Roundhay Park and exclusive shops and restaurants.

£249,950 – No chain

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Introduction

A large and immaculately presented apartment, forming the whole of the top floor of a substantial late Victorian stone built property which has been converted to create just four high quality apartments. Enjoying a highly regarded location within a short walk of Roundhay Park and the exclusive shops and restaurants on Street Lane, an early viewing is highly recommended to fully appreciate this first rate property.

The excellent accommodation comprises in brief; split level entrance hall, large sitting room, kitchen, dining room or third bedroom, master suite of bedroom, luxury shower room and large walk in wardrobe, guest bedroom with en suite washroom and large house bathroom.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Shared entrance hall

Hardwood entrance door with secure entry system. Attractive entrance lobby and hallway, with ceiling lighting and staircase to the upper floors.

To the second floor: Private split level entrance hall

Hardwood front entrance door, ceiling light and entryphone. Access to the generous loft, with retractable ladder.

Spacious sitting room 20'1 x 10'6

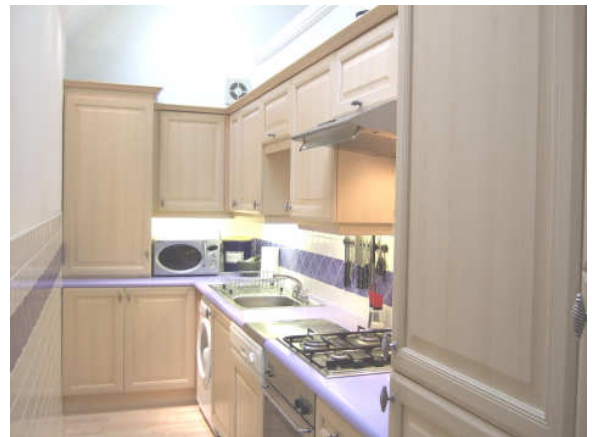
Wide window to the front, Velux roof light. Original Art Nouveau fireplace, ceiling light and TV point.

Kitchen 15'7 x 5'

Two Velux roof lights, low voltage ceiling lighting. Fitted with a range of base and wall cupboards with laminate work surfaces having part tiled walls and countertop lighting. Integrated gas hob with extractor over and oven under, fridge freezer and plumbing for washing machine. Integrated dishwasher, stainless steel sink unit with mixer tap. Beech laminate flooring.

Dining room or bedroom 3 13'8 x 11'9

Two windows to the front, ceiling light and coving.



Bedroom 1 13'8 x 9'9

Window to the rear, with far reaching views. Ceiling light. **Walk in wardrobe (6'4 x 4'5)** with double hanging rails and low voltage ceiling lighting.

Luxury en suite shower room

Obscured window to the rear, ceramic tiled floor and fully tiled walls. Walk in double shower cubicle with electric shower, pedestal wash basin and low suite wc. Low voltage ceiling lighting and extractor.



Bedroom 2 13'5 x 10'2

Windows to the side and rear. Ceiling light.

En suite washroom

Fully tiled walls and ceramic tiled floor. Pedestal wash basin and low suite wc. Ceiling light and extractor.

House bathroom

Corner bath with electric shower over, low suite wc and pedestal wash basin. Fully tiled walls and ceramic tiled floor. Low voltage ceiling lighting and extractor.

Outside

Tarmac parking area to the front and rear with two spaces allocated to this property. There is also guest parking available. Driveway leading to the rear.

Directions



From our office, turn left on to Street Lane and the property is identified by a Morfitt Shaw 'For Sale' board 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.

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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.