



MORFITT SHAW

Independent Estate Agents

Bexley Grove, Harehills



A spacious and well presented three bedroom back to back, with gas central heating and being well maintained throughout. An early viewing is recommended. Ideally located close to St James' hospital as well as many shops and bus services to Leeds centre. Ideal for an investor or first time buyer.

£99,950

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Introduction

A well presented and maintained three bedroom back to back terraced home, with useful cellars and gas central heating. The accommodation comprises; sitting room, kitchen, useful cellars, three bedrooms and bathroom.

The property enjoys a popular location close to shops and takeaways both on Harehills Lane and Road, with easy access to Leeds centre and St James' hospital.

Accommodation

With part PVCu double glazing, gas central heating.

To the ground floor: Sitting room 14' x 12'8

Window to the front and hardwood front entrance door. Beech laminate flooring, ceiling light and coving. Gas fire and TV point.

Kitchen 11' x 5'7

Window to the front, ceiling light and door to the cellars. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Integrated hob with extractor over and oven, plumbing for washing machine and space for fridge freezer. Stainless steel sink unit with mixer tap.

Cellars

Large cellar room with ceiling lighting and access to the front. Further useful store room.

To the first floor: Landing

Staircase to the second floor, ceiling light.

Bedroom 1 14' x 12'

Window to the front, ceiling light and coving.

Bathroom

Obscured window to the front. Panelled bath with shower over, low suite wc and pedestal wash basin. Part tiled walls and ceiling light.

To the second floor: Landing

Ceiling light.

Bedroom 2 9'3 x 8'6

Dormer window to the front, ceiling light.

Bedroom 3 14' x 10'4

Dormer window to the front, ceiling light.

Outside

Front forecourt garden with hedge to the front boundary. Security lighting.

Directions



From our office turn left on to Street Lane and turn right at the Oakwood Clock traffic lights. At the Roundhay Road lights, turn right on to Roundhay Road and take a left at the next lights on to Harehills Road. Bexley Grove is some distance along on the right hand side, just before the mini roundabout leading towards St James Hospital. The property is

identified by a Morfitt Shaw 'For Sale' board on the right 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.

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.