



MORFITT SHAW

Independent Estate Agents

Cavendish Mews, Alwoodley



A bright and spacious apartment providing one (formerly two) bedroom accommodation. Occupying a prime second floor position within this exclusive and attractive development. With a private garage and generous living space, an early viewing is highly recommended.

£159,950

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Introduction

A spacious and well planned apartment, situated on the second floor of this highly regarded development. Currently providing one double bedroom accommodation, the former main bedroom has been converted to a dining room. This could easily be reversed, with minimal work needed to create two double bedrooms. Set within well maintained grounds with generous parking and private garage.

This sought after development enjoys a prime Alwoodley location, close to local shops and providing easy access to Leeds centre. An early viewing is highly recommended.

Accommodation

With electric central heating and PVCu double glazing.

To the ground floor: Communal entrance hall

Entrance door and secure entry system.
Staircase to the upper floors.

To the second floor: Spacious entrance hall

Hardwood entrance door, ceiling light, coving and wall light point. Loft access and useful store cupboard. Entryphone, telephone point.

Sitting room 18'3 x 12'6

Wide window to the front, multipaned door and two wall light points. Ceiling coving, TV point. Electric fire set within an attractive fireplace. Multipaned double doors to:



Dining room (former bedroom) 12'6 x 12'3

Window to the rear. Ceiling light and coving. Access to eaves storage. This room could very easily be returned to its original use as a bedroom.



Kitchen **14' x 7'9**

Window to the front. Fitted with a range of cupboards with laminate work surfaces. Plumbing for washing machine, electric cooker point and vent for dryer. Space for undercounter fridge. Ceiling light.



Bedroom **14'3 x 9'2**

Window to the rear, ceiling light and fitted wardrobes providing generous hanging space, with overhead cupboards.

Bathroom

Panelled bath, low suite wc and pedestal wash basin. Fully tiled walls, ceiling light.

Outside

The property is set within immaculate lawned grounds, with established shrubs and trees. **Private garage** with up and over door, and ample parking spaces.

Directions



From our office, turn on to Roman Avenue down the side of our building and turn left at the end on to the Ring Road. Turn right at the Harrogate Road roundabout, and Cavendish Mews will be found 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.

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Big enough to impress, small enough to care.