



MORFITT SHAW

Independent Estate Agents

Hawks Nest Gardens West, Alwoodley



A bright and spacious three bedroom semi detached home, providing an excellent opportunity to update and improve to suit modern requirements. Set within large and well stocked lawned gardens and enjoying a highly regarded residential location in the heart of Alwoodley.

£209,950 – No chain

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Introduction

An attractive semi detached family home, providing bright and spacious three bedroom accommodation which would now benefit from general updating and improvement. The accommodation comprises; entrance hall, spacious through sitting room, dining room, kitchen, rear entrance porch, three bedrooms, bathroom and separate wc.

Alwoodley is a highly regarded residential location on the northern fringe of the city, close to a wide range of amenities including schools, shops and bus routes all within easy walking distance, as well as attractive open countryside. An early viewing is highly recommended.

Accommodation

With PVCu double glazing, gas central heating and cavity wall insulation.

To the ground floor: Entrance hall

Hardwood front entrance door with central window, ceiling light and staircase to the first floor.

Sitting room 17'3 x 11'

Windows to the front and rear. Ceiling light and coving, TV point and wall mounted gas fire.



Dining room 12' x 10'1

Window to the front, ceiling light and coving. Gas fire.



Kitchen 13'4 x 6'5

Windows to the rear and side. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with oven under, plumbing for washing machine and stainless steel sink unit with mixer tap. Useful pantry.



Rear entrance porch

Windows to the rear, part obscure glazed hardwood rear entrance door.

To the first floor: Landing

Window to the rear, ceiling light and loft access. Airing cupboard.

Bedroom 1 **13' x 12'5 max**

Window to the front. Ceiling light and picture rail, original tiled fireplace. Recessed fitted wardrobes.



Bedroom 2 **11' x 10'**

Window to the front. Ceiling light and picture rail.

Bedroom 3 **7'9 x 7'**

Window to the rear, ceiling light and picture rail.



Bathroom

Obscured window to the rear, panelled bath and pedestal wash basin. Ceiling light.

Separate wc

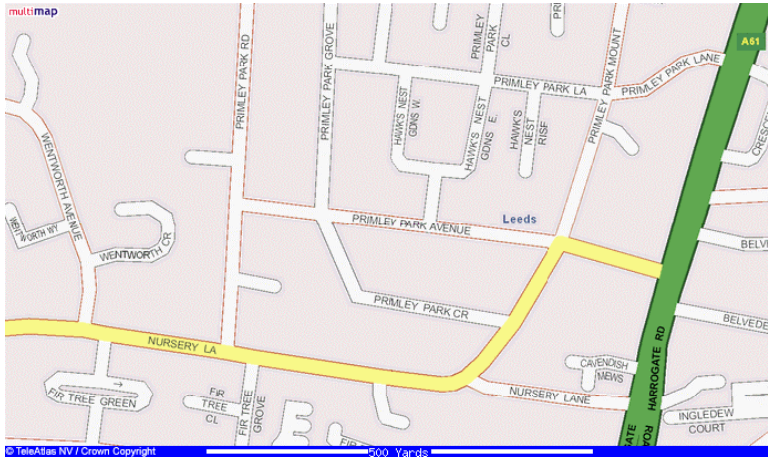
Obscured window to the rear, wc with high level flush, ceiling light.

Outside

The property is set within attractive, private and fully stocked gardens. To the front is a gravelled garden, stocked with a variety of flowers and shrubs. A gated tarmac driveway provides generous parking. The rear garden is of a very good size, with lawn, stocked borders and greenhouse. Privet boundary hedging, paved patio and shed.



Directions



From our office, turn right on to Street Lane, and right again at the Harrogate Road traffic lights. Continue ahead at the two roundabouts, and take the second left on to Primley Park Avenue. Take the second right on to Hawks Nest Gardens South and follow the road round to the left on to Hawks Nest Gardens West. 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.

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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.