



MORFITT SHAW

Independent Estate Agents

Lidgett Park Grove, Roundhay



A superb four bedroom, two bathroom semi detached family home, which has been refurbished to a very high standard throughout. Set within enclosed lawned gardens and peacefully located on a highly regarded street in the heart of Roundhay, an early viewing is highly recommended.

£244,950

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

An extensively refurbished four bedroom, two bathroom family home, with stylish, high quality fittings including solid oak flooring, excellent refitted dining kitchen and attractive refitted bathroom. The accommodation comprises in brief; entrance hall, sitting room, refitted dining kitchen, four generous bedrooms, one with a spacious en suite shower room, and refitted house bathroom. The property is located on a very popular street in the heart of sought after Roundhay. Set within attractive lawned gardens, this excellent family home is well worth an early viewing.

Roundhay is a well established area, with first rate primary and secondary schools, local shops and bus routes to Leeds centre, as well as the renowned Roundhay Park which is within a short walk.

Accommodation

With gas central heating and PVCu double glazing.

To the ground floor: Entrance hall

Part glazed PVCu front entrance door, ceiling light and picture rail. Staircase to the first floor with understairs store. Solid oak flooring.

Sitting room 12'2 x 11'9

Bay window to the front, ceiling light and TV point. Solid oak flooring.



Superb refitted dining kitchen 17'5 x 11'6 extending to 13'9

Dining area

Solid oak flooring, low voltage ceiling lighting and wide French doors to the lawned rear garden.



Refitted kitchen

Window to the rear. Fitted with an attractive range of high gloss base and wall cupboards with granite effect work surfaces and part tiled walls. Integrated fridge freezer, dishwasher and washing machine. Integrated five burner gas hob with oven under. Stainless steel sink unit with mixer tap, low voltage ceiling lighting. Solid oak flooring.



To the first floor: Landing

Staircase to the second floor, ceiling light.
Obscured staircase window.

Bedroom 2 **11'1 x 10'4**

Window to the front and ceiling light.

Bedroom 3 **11'3 x 10'5**

Window to the rear, ceiling light.

Bedroom 4 **7'3 x 7'**

Window to the front, ceiling light.



Refitted bathroom

Obscured windows to the side and rear. Fitted with a panelled bath with Triton electric shower over. Pedestal wash basin and low suite wc. Ceramic tiled floor, fully tiled walls and ceiling light.

To the second floor: Landing

Staircase window, ceiling light.

Bedroom 1 **15'8 x 9'7**

Velux roof light to the front, wide window to the rear. Ceiling light.

Spacious en suite shower room

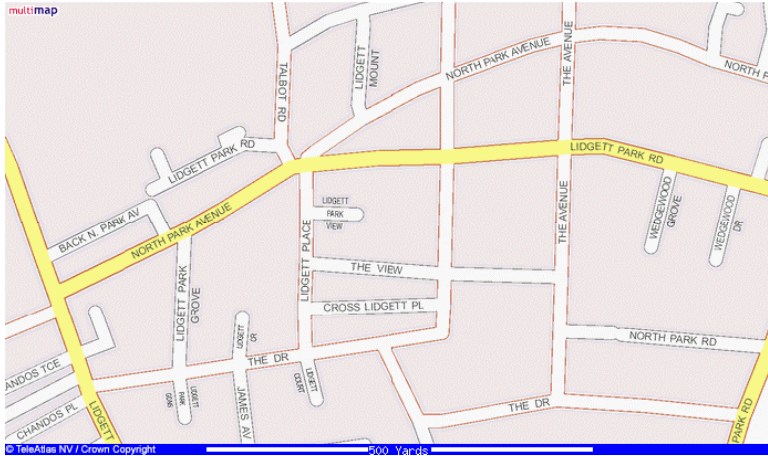
Obscured window to the rear, ceiling light and extractor. Walk in shower, pedestal wash basin and low suite wc. Heated towel rail.



Outside

To the front is a lawned garden with high established conifer hedging to the front boundary. Good size paved driveway leading to the detached garage to the rear. Rear garden with paved patio, lawn and conifer hedging.

Directions



From our office, turn right on to Street Lane and take the first left on to Devonshire Avenue. At the T junction, turn right on to North Park Avenue and Lidgett Park Grove is the second left. 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.

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.

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Big enough to impress, small enough to care.