



MORFITT SHAW

Independent Estate Agents

Lunan Place, Harehills



A spacious four double bedroom through terrace, with well presented accommodation including useful cellars, and a very popular location close to shops and other amenities, and providing easy access to Leeds centre. Likely to be of interest to families and investors, an early viewing is recommended.

£144,950

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Introduction

A spacious and well presented and maintained through terrace, providing generous four double bedroom accommodation. Providing first rate accommodation with useful dry cellar storage, the property consists of: entrance hall, sitting room, family room, kitchen, cellars, four double bedrooms and bathroom.

Harehills is a very popular residential area, ideal for owner occupiers and investors alike. Providing a wide range of local shops and restaurants on Roundhay Road, with local schools nearby and easy access to Leeds centre. An early viewing is recommended.

Accommodation

With PVCu double glazing, gas central heating.

To the ground floor: Entrance hall

Part multipaned hardwood front entrance door. Beech laminate flooring, staircase to the first floor. Ceiling light, coving and dado rail. Telephone point.

Sitting room 15'5 x 10'

Bay window to the front, ceiling light and coving. Coal effect gas fire set within an attractive fireplace. Two wall light points and TV point.



Family room 13'1 x 12'6

Window to the rear. Ceiling light and coving, TV point and two wall light points. Door to the cellar, light oak laminate flooring and attractive fireplace with gas fire.



Kitchen 8'7 x 6'2

Window to the rear and hardwood rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and fully tiled walls. Gas cooker point with extractor over, plumbing for washing machine and stainless steel sink unit with mixer tap. Ceiling light.



Cellar 13'2 x 12'5

Store room, ceiling light and gas fired central heating boiler. Shelving.

To the first floor: Landing

Staircase to the first floor, ceiling light and dado rail. Store cupboards.

Bedroom 1 13'1 x 12'3

Window to the front, ceiling light and coving. Cupboard.



Bedroom 2 10' x 8'8

Window to the rear, ceiling light.

Bathroom

Obscured window to the rear. Panelled bath with shower attachment, low suite wc and pedestal wash basin. Fully tiled walls, ceramic tiled floor and ceiling light.



To the second floor: Landing

Ceiling light.

Bedroom 3 14' x 13'1

Dormer window to the front, ceiling light.

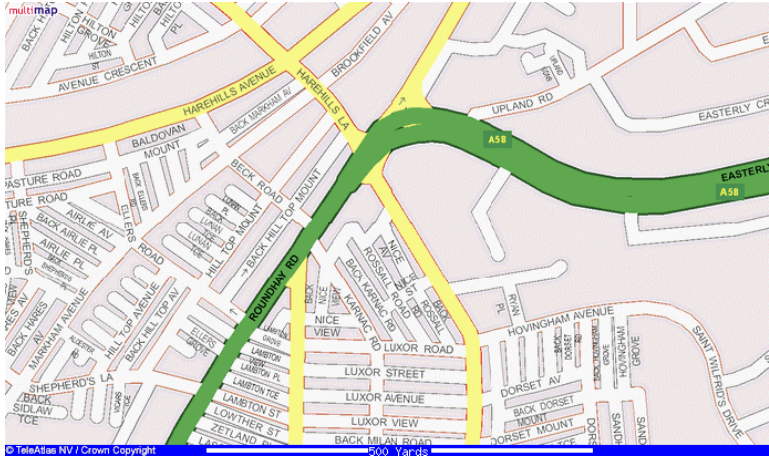
Bedroom 4 13' x 11'5

Dormer window to the rear, ceiling light.

Outside

To the front is a paved yard, with gate entrance and brick wall to the boundary. To the rear is also an enclosed yard, with gated access and brick wall.

Directions

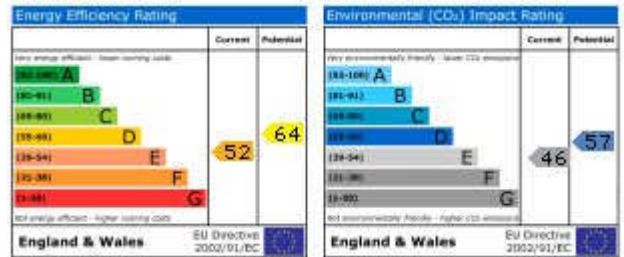


From our office, turn left on to Street Lane and turn right at the Oakwood Clock traffic lights on to Roundhay Road. Take a right on to Harehills Avenue and turn left at the traffic lights on to Harehills Lane. Take a right on to Markham Avenue and the first left on to Beck Lane. Turn right on to Hill Top Mount and Lunan Place is the second right. 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. Council tax band:A.

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.