



MORFITT SHAW

Independent Estate Agents

West Park Close, Roundhay



A semi detached home, providing attractive and spacious two double bedroom accommodation, with a generous conservatory extension to the rear, which leads to the superb, large lawned gardens. Providing extensive gated driveway parking and a detached double garage, this excellent home enjoys a quiet cul de sac location in the heart of desirable Roundhay.

£174,950 – No chain

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Introduction

A spacious and attractive semi detached home, providing generous two double bedroom accommodation including a good sized conservatory. The property is set within superb, south facing and private lawned gardens, which back on to established woodland and also benefit from a detached double garage and detached playroom or office, of timber construction.

Roundhay is a highly regarded residential area, with the Park, first rate schools and a wide range of shops and restaurants all easily accessible. An early viewing is highly recommended.

Accommodation

With gas central heating, PVCu double glazing.

To the ground floor: Entrance porch

Part glazed hardwood entrance door, windows to the front.

Hall

Hardwood door with central window. Window to the side. Staircase to the first floor with understairs store. Low voltage ceiling lighting and ceramic tiled floor.

Spacious sitting room and dining area 19'2 x 10'8

Wide window to the front, beech laminate flooring and TV point. Contemporary living flame gas fire set within an attractive fireplace. French doors to:

Conservatory 11'3 x 9'4

French doors to the superb large garden and patio. Ceramic tiled floor and window overlooking the rear garden and adjoining woodland.

Kitchen 10'7 x 7'4

Window to the rear. Fitted with a range of base and wall cupboards with work surfaces. Electric hob with extractor over and oven under, plumbing for dishwasher and washing machine. Ceramic tiled floor, pantry and low voltage ceiling lighting.

To the first floor: Landing

Window to the side, low voltage ceiling lighting and loft access.

Bedroom 1 15'3 x 8'9

Window to the front, low voltage ceiling lighting and useful cupboard.

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.