

MORFITT SHAW

Independent Estate Agents

Kingfisher Way, Shadwell Lane



A very well presented two double bedroom first floor apartment, with individual entrance, private parking and a well stocked patio garden. The property is located close to local shops, and provides easy access to Leeds centre.

£147,500

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

Presenting an excellent two double bedroom first floor apartment, enjoying a quiet cul de sac position, with spacious and very well presented accommodation ideal for the first time buyer or investor. With private parking and a well stocked patio garden, the property provides easy access to a wide range of local amenities, as well as to Leeds centre.

Accommodation

With PVCu double glazing throughout, gas fired central heating and security alarm system.

To the ground floor: Entrance hall

Newly fitted PVCu entrance door. Staircase to the first floor, ceiling light and radiator.

To the first floor: Hallway

Glazed door, ceiling light and access to the loft.

Spacious sitting room with dining area 16'6 x 11'8

Bay window to the rear with an attractive outlook, recessed fireplace, radiator. Stripped and polished floorboards. Two ceiling lights, coving and TV and telephone points.



Spacious fitted kitchen 9'10 x 8'7

Window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Stainless steel integrated gas hob with extractor over and electric oven under. Plumbing for washing machine and dishwasher, space for fridge freezer. Stainless steel sink unit with mixer tap, radiator and ceiling light.



Bedroom 1 **12'4 x 9'7**

Window to the front. Stripped and polished floorboards, ceiling light, radiator and TV point.

Bedroom 2 **9'4 x 7'5**

Window to the front. Built in recessed wardrobe, radiator and ceiling light.

Bathroom

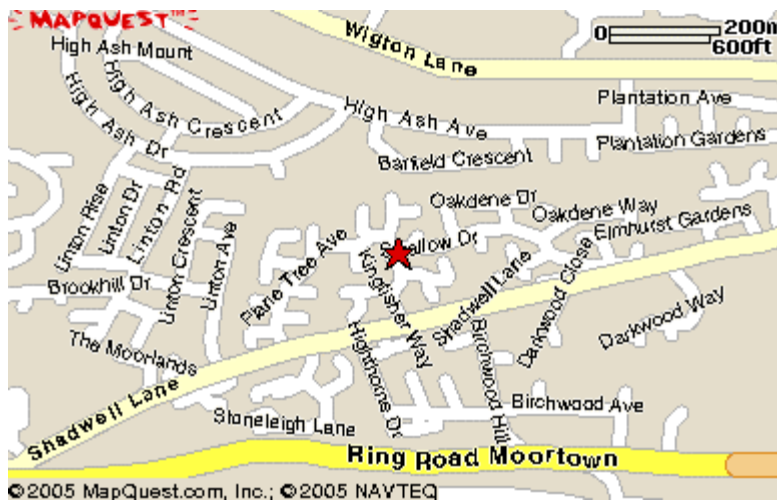
Panelled bath with Mira shower over, pedestal wash basin and low suite wc in white. Part tiled walls, ceiling light, radiator and extractor unit. Stripped and polished floorboards. Shelved linen cupboard.



Outside

There is a paved patio to the front, with fully stocked and neatly tended raised flower and shrub beds. Private parking space, security lighting, drying area with washing line.

Directions



From our office, turn on to Roman Avenue down the side of our building. At the end, turn left on to the Ring Road, and take the first right on to Birchwood Hill. Turn left on to Shadwell Lane at the top, and take the first right on to Kingfisher Way. The property is identified by a Morfitt Shaw 'For Sale' board, on the left hand side.

Agent's notes : The property is leasehold. The ground rent is £50 pa, and there is no service charge. 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.