



MORFITT SHAW

Independent Estate Agents

Woodville Court, Roundhay



An immaculately maintained two bedroom apartment, providing bright and spacious accommodation, and positioned on the ground floor of this exclusive development within a minute's walk of Roundhay Park and Canal Gardens and providing rapid access to Leeds centre.

£159,950

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Introduction

A spacious two bedroom apartment, which is presented to a very high standard, positioned on the ground floor of this highly regarded and very popular development. With the benefit of secure underground parking, and set within neatly maintained lawned and fully stocked gardens, this delightful apartment is within a short walk both of Roundhay Park and Canal Gardens. There is also a wide range of busy shops and restaurants on Street Lane, and a regular bus route to the city centre.

Accommodation

With electric central heating (new heating unit) and PVCu double glazing.

To the ground floor: Communal entrance

With secure entry system, glazed entrance door and ceiling lighting. Staircase and lifts to the upper floors, and secure basement garaging.

Private entrance hall

Entrance door, entryphone and telephone point. Two ceiling lights, and two large store cupboards.

Spacious sitting room with dining area 21'3 x 11'4

Two windows to the front, and one to the side. Glazed door to the paved patio area. Electric fire set within an attractive surround. Two ceiling lights, coving and TV and telephone points. Serving hatch from the kitchen.



Kitchen

8'9 x 8'4

Window to the front. Fitted with a comprehensive range of base and wall cupboards, with laminate work surfaces and fully tiled walls. Integrated electric hob with extractor over and electric oven under. Space for fridge freezer and dishwasher, plumbing for washing machine and stainless steel sink unit with mixer tap. Ceiling light and extractor fan.



Guest wc

Obscured window to the front. Concealed flush wc, corner wash basin with tiled splashback. Ceiling light.

Bedroom 1

12'3 x 12'

Window to the rear. Fitted with a range of wardrobes, with cupboards over. Ceiling light.



Bedroom 2

12' x 9'3

Window to the rear. Ceiling light.

Bathroom

Obscured window to the rear. Panelled bath with shower over. Pedestal wash basin with mirror and light over, pedestal wash basin and low suite wc. Fully tiled walls, airing cupboard and ceiling light.

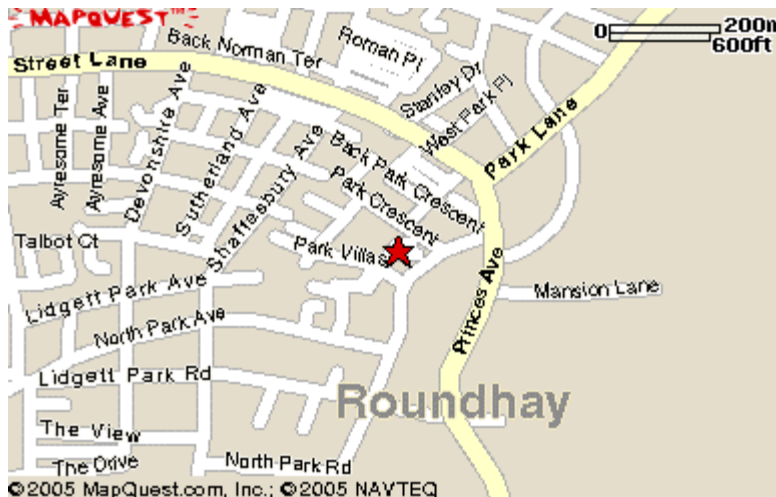
Outside

Accessed from the sitting room, is a sunny paved patio.

The property is set within neatly maintained lawned gardens, with stocked flower and shrub borders. There is ample visitor parking space, with private and secure garaging in the basement of the building. The garage is well lit, with an automatic roller door, and lift access to the upper floors.



Directions



From our office, turn left on to Street Lane. Take a right on to Old Park Road, and Park Villas is the second right. Woodville Court is the first right.

Agent's notes : The property is leasehold (89 years remaining). All mains services, except for gas, 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.

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Big enough to impress, small enough to care.