

MORFITT SHAW

Independent Estate Agents

Carr Manor View, Moortown



Set within good sized and private lawned gardens, on a sought after and well established residential street, this spacious three bedroom semi detached family home is ideally located close to busy shops, popular schools and provides easy access to Leeds centre.

£195,950

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Introduction

A very well presented and spacious three bedroom semi detached family home, with a recently refitted kitchen, and excellent conservatory extension. The property is set within good sized and well stocked lawned gardens, which also enjoy a very high degree of privacy, being fully enclosed with evergreen hedging. Moortown is a most popular area, with a wide range of busy local shops nearby, highly regarded primary and secondary schools, and easy access to Leeds centre either by car or the regular local transport network.

Accommodation

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

To the ground floor: Entrance hall

Obscure glazed entrance door with full height obscured windows to either side. Obscured window to the side, staircase to the first floor with understairs store. Ceiling light, coving and telephone point.

Sitting room 17' x 12'4

Bay window to the front. Gas fire set within attractive fireplace, ceiling light and coving. TV and telephone points, folding glazed doors leading to:



Dining room 10'5 x 8'3

French doors leading to the conservatory. Ceiling light and coving.



Spacious refitted kitchen 10' x 10'

Window to the rear, half glazed side entrance door. Fitted with a comprehensive range of base and wall cupboards with laminate work surfaces and fully tiled walls. Gas cooker point, plumbing for dishwasher and stainless steel sink unit with mixer tap. Space for fridge freezer and shelved pantry. Two ceiling lights and telephone point.

Superb conservatory 11'9 x 9'7

French doors leading to the rear, and windows overlooking the private gardens. Four wall lights and TV point.



To the first floor: Landing

Obscured staircase window, ceiling light and coving.
Access to the loft.

Bedroom 1 16'8 x 10'9

Bay window to the front. Fitted with a full length range of wardrobes with cupboards over. Ceiling light and TV & telephone points.



Bedroom 2 11'3 x 10'9

Window to the rear. Full length fitted wardrobes, ceiling light and TV & telephone points.

Bedroom 3 10'1 x 7'4

Window to the front. Wardrobe and shelved storage. Ceiling light and telephone point.



Bathroom

Obscured window to the side. Panelled bath with electric shower, pedestal wash basin and fully tiled walls. Airing cupboard housing the hot water cylinder, with slatted shelving over. Ceiling light.

Separate wc

Obscured window to the side. Low suite wc and part tiled wals. Ceiling light.

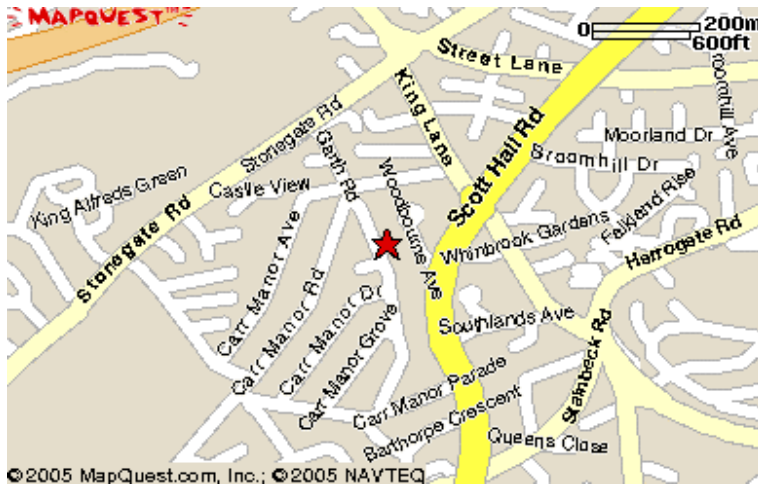
Outside

To the front is a well stocked landscaped garden, with established plants and shrubs, and gravelled areas. The gated driveway leads down the side of the property to the detached single garage with twin doors.

The rear garden is very private and enclosed, with a central lawn and well stocked borders, as well as evergreen hedging to the boundary. There are two patios, one to either end of the garden.



Directions



From our office, turn right on to Street Lane, and go straight across at the Harrogate Road traffic lights. Turn left at the next set on to Scott Hall Road, and right at the roundabout on to King Lane. Turn left on to Carr Manor Road. Take the first left on to Carr Manor View, and 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 now open until 8pm on Wed & Thurs, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.