



# MORFITT SHAW

Independent Estate Agents

## Norman Terrace, Roundhay



**An unusually spacious two double bedroom duplex apartment, which has been extensively refurbished to a high standard throughout, with a new dining kitchen and bathroom. The property is ideally located within a short walk of local shops, restaurants and bus routes. Roundhay Park is also an easy walk. An early viewing is recommended.**

**£134,950**

**Also available with the one bed ground floor flat  
for £239,950 for both**

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**

A recently refurbished two double bedroom apartment, presented to a high standard throughout and providing very spacious accommodation. The bright and spacious accommodation briefly comprises; shared entrance hall to the ground floor, two large double bedrooms, refitted bathroom and separate wc to the first floor, with sitting room and newly fitted dining kitchen to the second floor.

Roundhay is a sought after area, and this property is ideally placed within a minute's walk of the shops and restaurants on Street Lane. An early viewing is recommended.

## **Accommodation**

With gas central heating and PVCu double glazing.

### **To the ground floor: Shared entrance**

PVCu front entrance door, beech laminate flooring and ceiling light. Private door to the first floor staircase.

### **To the first floor: Half landing**

#### **Washroom**

Low suite wc, wash basin and fully tiled walls. Obscured window to the rear, ceiling light.

#### **Landing**

Staircase to the second floor, ceiling light.

#### **Bedroom 1                    16'4 x 12'8**

Two windows to the front, ceiling coving and low voltage ceiling lighting.

#### **Bedroom 2                    15'3 x 10'6**

Window to the rear. Low voltage ceiling lighting and original cast iron fireplace.

### **To the second floor: Half landing**

#### **Refitted bathroom**

Obscured window to the rear. Panelled bath with thermostatically controlled shower over, pedestal wash basin and fully tiled walls. Ceiling light.

#### **Landing**

Ceiling light and Velux rooflight.



**Sitting room**      **15'3 x 9' extending to 12'9**

Window to the front. Beech laminate flooring and original cast iron fireplace. Ceiling light. Leading to:



**Refitted dining kitchen**      **11'9 x 10'6**

Velux window to the rear. Fitted with an attractive range of cupboards with laminate work surfaces. Integrated halogen hob with extractor over and oven under. Integrated washing machine and dishwasher. Space for fridge freezer, ceiling light and beech laminate flooring.



**Directions**



From our office, turn down Roman Avenue and Norman Terrace is the first left. The property is identified by a Morfitt Shaw 'For Sale' board on the left hand side.

**Agent's notes :** The property is leasehold. 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.

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**Big enough to impress, small enough to care.**