

# MORFITT SHAW

Independent Estate Agents

## Stainburn Mount, Moortown



**A stylish and skilfully refitted detached family home, incorporating attractive original features with contemporary high quality fittings, providing generous three bedroom accommodation, set within enclosed lawned gardens. The property enjoys a sought after location, and is well worth an early viewing.**

**Offers over £270,000**

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## Introduction

A stylishly presented detached family home, providing bright and spacious family accommodation, retaining many attractive original features yet having been extensively refitted with a superb luxury bathroom, and large refitted kitchen. The property is set within attractive and enclosed lawned gardens, and enjoys a sought after residential location close to the busy shops and restaurants of Chapel Allerton, highly rated primary and secondary schools and regular bus services to Leeds centre.

The excellent accommodation briefly comprises; entrance hall, sitting room, dining room, spacious kitchen, two generous bedrooms, study and luxury bathroom. An early viewing is highly recommended.

## Accommodation

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

### To the ground floor: Entrance hall

Original hardwood entrance door, with leaded windows to either side. Staircase to the first floor with original balustrade. Solid oak flooring and telephone point.

### Spacious sitting room      16' x 12'

Leaded windows to the front and rear, ceiling light and coving. Multifuel burning stove set within an attractive brick fireplace, with tiled hearth. TV point.

### Dining room      12'2 x 11'

Leaded window to the front, ceiling light and coving. Recess for fireplace.

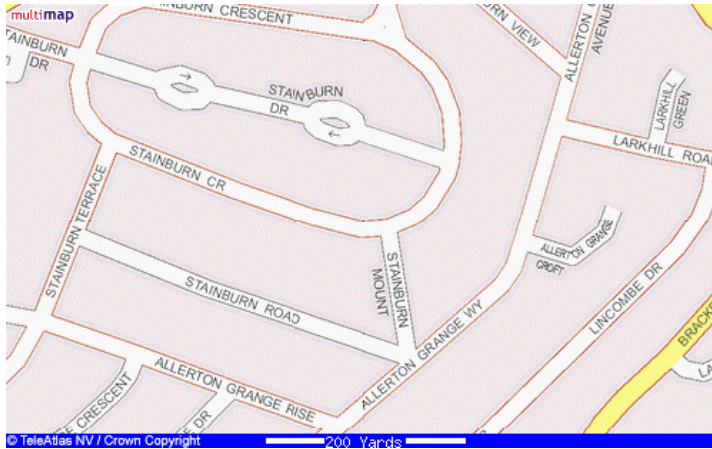
### Superb refitted kitchen      18'6 x 7'5

Leaded window to the rear, obscure glazed rear entrance door. Fitted with a comprehensive range of base and wall cupboards with granite effect work surfaces and part tiled walls. Stainless steel gas range with six burner hob and extractor over. 1 ½ bowl stainless steel sink unit with mixer tap, ceramic tiled floor and two ceiling lights. Integrated fridge and integrated freezer, dishwasher, washing machine and dryer.





## Directions



From our office, turn right on to Street Lane and turn left at the Harrogate Road traffic lights. Take the fourth left on to Stainburn Drive, and take the first right on to Stainburn Crescent. Stainburn Mount is the second right and the property is identified by a Morfitt Shaw 'For Sale' board on the right 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.

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**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.**