

# MORFITT SHAW

Independent Estate Agents

## Southfield Drive, Moortown



**A substantial and immaculately presented four bedroom, two bathroom detached family home set within private and enclosed gardens on a quiet cul de sac. With impressive refitted breakfast kitchen, bathroom and shower room, this substantial family home is well worth an early viewing.**

**Offers over £409,950**

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## Introduction

A substantial four bedroom detached family home, which has been extensively refurbished and refitted throughout to provide immaculate accommodation which is ready to move straight in to. With a spacious reception hall, sitting room, dining room, large refitted breakfast kitchen, side entrance porch, downstairs wc and utility, four generous bedrooms, refitted house bathroom and separate newly fitted shower room, an early viewing is highly recommended.

Moortown is a sought after and well established area, and this excellent home enjoys a peaceful cul de sac position yet enjoys easy access to all the shops and restaurants nearby. Also within easy walking distance are highly rated primary and secondary schools, and of course Roundhay Park.

## Accommodation

With gas central heating, PVCu double glazing, hard wired smoke detectors and security alarm system. New boiler fitted, re-roofed and PVCu fitted within the last four years.

### To the ground floor: Reception hall

Hardwood front entrance door with central window and leaded and obscured windows to the front and side. Original oak staircase to the first floor. Ceiling light, low voltage ceiling lighting and ceiling coving.

### Dining room 16'2 x 13'

Leaded bay window to the front, ceiling light and coving. Fire recess with mantel over. TV and telephone points.

### Sitting room 18' x 13'

Part leaded bay window to the rear. Superb original fireplace with marble hearth, tiled interior and carved surround. Useful original cupboards and shelving to either side. Five wall light points, coving and TV and telephone points. Attractive original ceiling moulding.

### Superb refitted breakfast kitchen L-shaped 16' max x 14'9 max

### Kitchen

Two leaded windows to the side. Fitted with an attractive range of base and wall cupboards with granite effect work surfaces, 1 1/2 bowl sink with waste disposal, countertop lighting and part tiled walls. Integrated dishwasher, recess for side by side fridge freezer, integrated five burner gas hob with extractor over and electric oven beneath. Low voltage ceiling lighting and ceramic tiled floor. TV point.



### **Breakfast area**

French doors leading to the sunny rear garden. Ceramic tiled floor, low voltage ceiling lighting and picture rail. Base and wall cupboards, granite effect work surfaces with countertop lighting.



### **Side entrance lobby**

Hardwood side entrance door with central window, ceramic tiled floor and low voltage ceiling lighting. Useful understairs store. Cloakroom area.

### **Downstairs wc and utility**

Leaded obscured window to the side. Low suite wc. Plumbing for washing machine and vent for dryer, stainless steel sink unit. Ceiling light and ceramic tiled floor.

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

#### **Refitted shower room**

Leaded obscured window to the side. Large walk in shower cubicle with Triton electric shower, pedestal wash basin and low suite wc. Part tiled and part panelled walls, low voltage ceiling lighting and extractor unit.



#### **Landing**

Ceiling light and access to the loft. Boarded loft with Velux window, light and power.

#### **Bedroom 1                    16'8 x 13'**

Leaded bay window to the front, ceiling light and coving. Telephone point.



#### **Bedroom 2                    18'8 x 13'**

Bay window to the rear. Ceiling light and low voltage lighting. Fitted furniture including extensive wardrobes and dressing table. TV and telephone point.

#### **Bedroom 3                    12'4 x 9'2**

Leaded window to the side. Fitted cupboards and dressing table. Ceiling light.



#### **Bedroom 4                    9'1 x 8'7**

Leaded window to the front. Ceiling light and fitted wardrobes.

#### **Refitted bathroom**

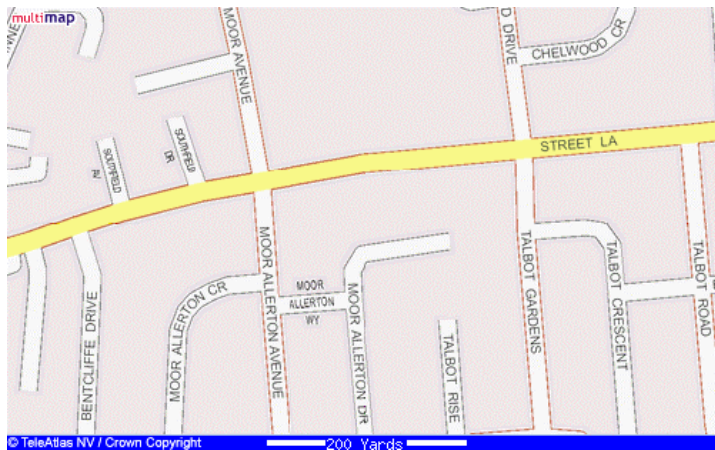
Obscured window to the rear. Villeroy & Boch bath with tiled sides and thermostatic shower over.

Pedestal wash basin and low suite wc. Heated towel rail, useful linen cupboards and part tiled walls. Low voltage ceiling lighting and extractor unit.

### Outside

To the front of the property is a gravelled driveway providing generous parking and leading to the detached garage to the rear. Attractive garden with central lawn, stocked borders and privet hedging. To the rear is an attractive and enclosed landscaped garden with paved patio, stocked borders and timber garden shed. Security lighting to front side and back.

### Directions



From our office, turn right on to Street Lane and Southfield Drive is the seventh right. 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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**Big enough to impress, small enough to care.**