

MORFITT SHAW

Independent Estate Agents

Shepherds Place, Chapeltown



A refurbished four bedroom through terrace, located on a well established street close to busy shops and regular bus routes to Leeds centre. With a large refitted dining kitchen and generous cellar rooms, an early viewing is highly recommended.

£124,950

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Introduction

A well presented four bedroom through terraced property, which has been updated and improved throughout including a new dining kitchen and gas central heating. With forecourt to the front and courtyard to the rear the property also benefits from extensive cellars. The property is located close to a wide range of local shops, with easy access to Leeds centre.

The accommodation comprises; entrance hall, sitting room, refitted dining kitchen, three cellar rooms, four bedrooms and bathroom.

Accommodation

With gas central heating, PVCu double glazing.

To the ground floor: Entrance hall

Hardwood front entrance door with window over. Staircase to the first floor, beech laminate flooring and ceiling light and coving.

Sitting room 15'3 x 9'7

Window to the front. Beech laminate flooring, TV point and ceiling light and coving. Attractive fireplace.

Refitted dining kitchen 13'2 x 11'7

Window to the rear, hardwood rear entrance door. Fitted with a range of base and wall cupboards with granite effect work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under. Plumbing for washing machine, space for dryer and undercounter fridge freezer. Stainless steel sink unit with mixer tap, ceiling light. Door to the cellars.

To the cellars:Room 1 13'2 x 11'9

Window to the rear and ceiling light.

Room 2 15' x 6'9

Window to the front, ceiling light.

Room 3 9' x 6'

To the first floor: Landing

Staircase to the second floor, ceiling light.

Bedroom 1 13'2 x 12'4

Window to the front, ceiling light and coving.

Bedroom 2 9'4 x 8'6

Window to the rear, ceiling light and coving.

Bathroom

Obscured window to the rear. Panelled bath, low suite wc and pedestal wash basin. Part tiled walls and ceiling light.

To the second floor: Landing

Ceiling light

Bedroom 3 13'1 x 7'7

Velux window to the front, ceiling light.

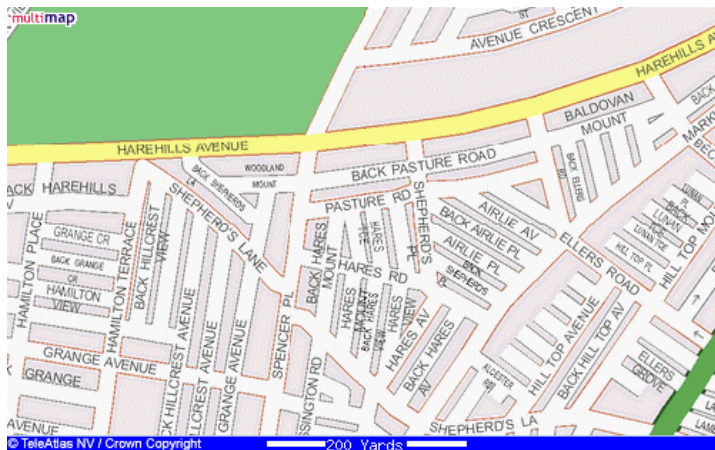
Bedroom 4 13'1 x 9' max

Velux window to the rear, ceiling light.

Outside

To the front is a forecourt garden, with path to the front entrance. To the rear is an enclosed courtyard garden.

Directions



From our office, turn left on to Street Lane and right at the Oakwood Clock traffic lights. Continue past Tescos and take a right on to Harehills Avenue. Continue ahead at the traffic lights and Shepherd's Place is the third left.

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.