



# MORFITT SHAW

Independent Estate Agents

## Roundhay Mount, Gledhow



**A traditional semi detached family home, providing three bedroom accommodation and set within attractive and sunny lawned gardens. Located in a sought after area, close to highly rated schools and regular bus services to Leeds centre.**

**£169,950**

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## Introduction

An attractive and well maintained family home, providing three bedroom accommodation. With attractive gardens to the front and rear, the property enjoys a sunny position and a high degree of privacy to the rear. Located close to local shops including Tescos, with regular bus services to Leeds centre.

The accommodation comprises in brief; entrance hall, spacious sitting room, dining kitchen, three bedrooms and bathroom.

## Accommodation

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

### To the ground floor: Entrance hall

Hardwood front entrance door with central window, leaded and obscured window to the side. Staircase to the first floor, ceiling light and picture rail.

### Sitting room                    16'2 x 12'

Bay window to the front, ceiling light and picture rail. Cast iron fireplace, TV point and low voltage ceiling lighting.



### Dining kitchen                    18'4 x 8'5

Window to the rear and French doors to the rear. Half multipaned hardwood side entrance door. Fitted with a range of base and all cupboards with laminate work surfaces and part tiled walls. Two ceiling lights and slate flooring. Integrated gas hob with extractor over and oven under, plumbing for washing machine and space for fridge freezer.



### **To the first floor: Landing**

Obscured staircase window, ceiling light and linen cupboard.

### **Bedroom 1                    13'1 x 11'10**

Bay window to the front, ceiling light and stripped and polished floorboards.

### **Bedroom 2                    11' x 10'8**

Window to the rear, ceiling light and fitted wardrobe. Cast iron fireplace with an attractive tiled heath, painted floorboards.

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

Window to the front, ceiling light and telephone point.



### **Bathroom**

Obscured windows to the side and rear. Panelled bath, walk in shower, low suite wc and pedestal wash basin. Fully tiled walls, ceramic tiled floor and recessed ceiling spotlights.

### **Outside**

The property is set within attractive lawned gardens, with gravelled driveway to the front. To the rear is a paved patio, generous lawn and stocked borders, with the garden enjoying a sunny aspect and high degree of privacy.



## Directions



From our office, turn left on to Street Lane and turn right at the Oakwood Clock traffic lights. Turn right on to Harehills Avenue, and take the first right on to Gledhow Valley Road. Roundhay Mount is the first left 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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**Big enough to impress, small enough to care.**