



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

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

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.

Residential & buy-to-let mortgages: We can help you whatever your requirements and circumstances, whether you are a first time buyer, or wishing to remortgage to a preferential rate. For the convenience of purchasers, whether buying through us or not, we have researched the market on your behalf, and appointed an excellent local independent mortgage consultants, authorised and regulated by the Financial Services Authority. They can provide preferential financial products, from major names, which are not available through other channels such as retail, direct marketing or even the internet.

Are you selling? We offer free, no obligation valuation and market appraisals. Please call us on 0113 393 0113.

Morfitt Shaw opening times : Monday–Saturday 9.00-5.30, and open until 8pm on Wednesday, Sunday 12.00–3.00pm.

These particulars, whilst believed to be accurate, are set out as a general outline and are only intended as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by Morfitt Shaw Ltd has the authority to make or give any representation or warranty in respect of the property. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Big enough to impress, small enough to care.