



MORFITT SHAW

Independent Estate Agents

Street Lane, Moortown



A pretty Victorian one bedroom end terrace cottage providing attractive accommodation including a refitted kitchen, with charming enclosed gardens and private parking. Ideally located in a favoured north Leeds location close to a number of restaurants and shops, with regular bus services also available.

£179,950

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Introduction

A charming end terraced cottage dating from the 1860s and of attractive external appearance. Providing well presented accommodation and enjoying a sought after location in the popular Moortown area, with shops, restaurants and regular bus services all nearby.

With attractive gardens and parking, the accommodation comprises; spacious sitting room, refitted kitchen, dining conservatory, double bedroom, bathroom and converted loft room currently used as the main bedroom.

Accommodation

With gas central heating and security alarm system.

To the ground floor:

Sitting room 14' x 14'

Sash window to the front, hardwood front entrance door. Stripped and polished floorboards, ceiling light and dado rail. TV and telephone points. Fire recess with stone hearth. Staircase to the first floor.



Refitted kitchen 11' x 7'

Fitted with an attractive range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point with extractor over, circular stainless steel sink unit with mixer tap, plumbing for washing machine. Wood effect laminate flooring and useful pantry. Window to the rear and hardwood stable style door leading to:



Dining conservatory 11'6 x 8'

Windows to the rear, and door to the side. Stripped and polished floorboards.



To the first floor: Landing

Window to the rear, ceiling light and staircase to the converted loft room.

Bedroom 1 14' x 13'10

Sash window to the front. Ceiling light and range of fitted wardrobes providing extensive hanging space and shelved storage.

Bathroom

Obscured sash window to the rear. Whirlpool bath with shower over, low suite wc and vanity wash basin. Part tiled and part panelled walls, ceiling light.

To the second floor:

A converted loft room, currently used as the main bedroom 14' x 8'4

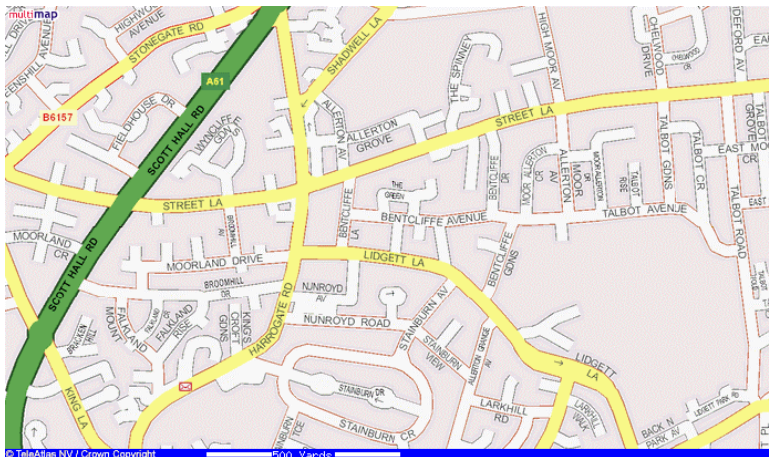
Velux rooflight to the rear, ceiling light and additional eaves storage.

Outside

Enclosed garden to the front, fully stocked with established shrubs. Gated path to the front entrance. Shrubs and driveway access to the side, private stores to the rear.



Directions



From our office turn right on to Street Lane and the property is identified by a Morfitt Shaw 'For Sale' board on the left 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.