



MORFITT SHAW

Independent Estate Agents

Hodgson Avenue, Shadwell Lane



An attractive and skilfully extended four bedroom, two bathroom semi detached family home, set within good sized gardens with driveway parking and integral garage. The excellent accommodation includes an extended and refitted breakfast kitchen, and is well worth an early viewing.

£215,000 – No offers

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Introduction

A spacious four bedroom, two bathroom semi detached family home, set within good sized lawned gardens and located in a highly regarded area of North Leeds. With a skilfully extended and recently refitted dining kitchen, this first rate family home is well worth an early viewing.

The generous accommodation comprises; entrance hall, sitting room, family or dining room, extended and refitted breakfast kitchen, three bedrooms, bathroom and separate wc to the first floor and fourth bedroom with en suite shower room to the second floor.

Accommodation

With gas central heating, 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 front. Staircase to the first floor, ceiling light and coving. Telephone point.

Sitting room 13'2 x 12'2

Bay window to the front, ceiling light, wall light point and ceiling coving. Dado rail and TV point. White marble fireplace with cast iron interior and tiled hearth.

Dining room 13' x 12'2

French doors leading to the private rear garden. Parquet flooring, ceiling light, coving and wall light point. TV point and recessed display shelving with cupboard under. Illuminated fire recess.

Refitted and extended breakfast kitchen 16'7 max x 13'6 max

Window to the rear, and French doors to the rear. Fitted with an attractive range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated Baumatic gas hob with extractor over and eye level double oven to the side. Integrated dishwasher, microwave and fridge freezer. Stainless steel sink unit with mixer tap, ceramic tiled floor and recessed ceiling spotlights. Door to the integral garage.



To the first floor: Landing

Obscured staircase window, ceiling light and coving. Door to the second floor staircase.

Bedroom 1 13'3 x 12'3

Bay window to the front, ceiling light, coving and dado rail. Stripped and polished floorboards.

Bedroom 2 10'3 x 9'

Window to the rear, ceiling light and dado rail. Understairs store and recessed wardrobes.

Bedroom 3 8' x 5'9

Window to the front, ceiling light.

Bathroom

Obscured window to the side. Corner bath with shower attachment, pedestal wash basin. Part tiled and part panelled walls. Ceiling light and coving, cupboard housing the new central heating boiler.

Separate wc

Obscured window to the side. Low suite wc, ceiling light and stripped and painted floorboards. Half tiled and half panelled walls.

To the second floor:

Bedroom 4 13'5 max x 13' extending to 19'3

Dormer window to the rear and Velux rooflight to the side. Two ceiling lights, access to eaves storage.

En suite shower room

Velux rooflight to the front. Walk in shower with Mira electric shower, wash basin and low suite wc. Ceramic tiled floor, ceiling light and extractor fan.

Outside

The property is set within attractive lawned gardens of a good size, and with generous driveway parking to the front. Established Laurel hedging to the front boundary, and lawn surrounded by stocked flower and shrub borders. Two driveways, one leading to the integral garage with up and over door. To the rear is a private and enclosed garden.



Directions



From our office, turn on to Roman Avenue down the side of our building and take a right at the end on to the Ring Road. Hodgson Avenue is the first left, 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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Big enough to impress, small enough to care.