



MORFITT SHAW

Independent Estate Agents

Fir Tree Approach, Alwoodley



A bright and spacious three bedroom semi detached family home, set within attractive and private lawned gardens of a good size, with detached garage. Located in a sought after area of Leeds close to local shops, schools and bus services.

£139,950

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Introduction

A spacious and well maintained semi detached family home, providing excellent three bedroom accommodation and is set within attractive and private lawned gardens of a good size. The property is located in a very popular part of North Leeds, with easy access to highly regarded schools and regular bus services to Leeds centre.

The accommodation comprises in brief; entrance hall, sitting room with dining area, refitted breakfast kitchen, side entrance porch, utility room, downstairs wc, three bedrooms and bathroom.

Accommodation

With gas central heating and PVCu double glazing.

To the ground floor: Entrance hall

Part glazed PVCu front entrance door with decorative stained glass detailing. Similar full height windows to either side. Staircase to the first floor, ceiling light and telephone point. Store cupboard.

Spacious sitting room and dining area 21' x 11'1

Wide window to the front and patio doors to the rear. Two ceiling lights and coving, TV point. Coal effect gas fire set within an attractive fireplace.



Refitted breakfast kitchen 13'9 x 11'6

Window to the rear. Fitted with a range of base and wall cupboards with laminate work surfaces and fully tiled walls. Integrated gas hob with extractor over and oven under, space for fridge freezer and plumbing for dishwasher. Sink unit with mixer tap, useful pantry, two ceiling lights and coving.



Side entrance porch

Part glazed PVCu side entrance door with stained glass detailing, and similar windows to either side. Ceiling light.

Utility room

Obscured window to the side, plumbing for washing machine and vent for dryer. Wall mounted gas central heating boiler and ceiling light.

Downstairs wc

Obscured window to the rear. Low suite wc, corner wash basin and ceiling light.

To the first floor: Landing

Obscured staircase window, ceiling light and access to the loft. Store cupboard.

Bedroom 1 12'7 x 11'1

Window to the front, ceiling light.

Bedroom 2 12'7 x 8'9

Window to the rear, and ceiling light. Useful recessed wardrobe.

Bedroom 3 8'7 x 7'

Window to the front, ceiling light and recessed wardrobe.

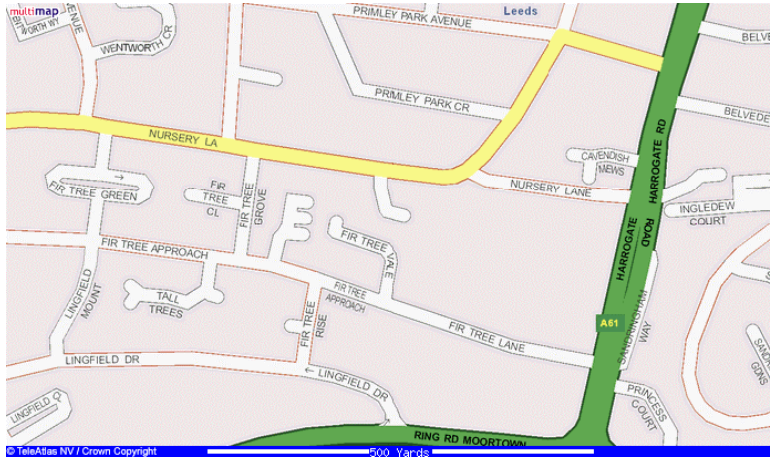
Bathroom

Obscured window to the rear. Panelled bath with electric shower over, wash basin with cupboard under and low suite wc. Ceiling light.

Outside

To the front is a lawned garden with privet hedging, and driveway to the side providing ample off street parking leading to the detached garage. The rear garden is of a good size, with lawn and stocked borders.

Directions



From our office, turn right on to Street Lane and turn right at the Harrogate Road traffic lights. Go straight ahead at the next two roundabouts and take a left on to Nursery Lane. Take the second left on to Fir Tree Grove. At the end turn right on to Fir Tree Approach and the property is 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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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.