



# MORFITT SHAW

Independent Estate Agents

## Pasture Grove, Chapel Allerton



**An attractive and characterful two/three bedroom back to back terraced home, with many original features including sash windows and cast iron fireplaces. Enjoying a highly regarded Chapel Allerton location on the 'Pastures' within a minute's walk of local cafes and restaurants. An early viewing is highly recommended.**

**£199,950**

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

A charming back to back terraced property, providing characterful two or three bedroom accommodation which retains many original features including cast iron fireplaces and sash windows.

Peacefully located in an established and sought after backwater, the property enjoys a first rate location within a minute's walk of the centre of Chapel Allerton. With easy access to Leeds centre as well as local cafes and restaurants within Chapel Allerton. An early viewing is highly recommended to fully appreciate this superb home.

## Accommodation

With gas central heating and security alarm system.

### To the ground floor

#### Sitting room 16'8 x 11'9

Original sash windows to the front and front entrance door. Stripped and polished floorboards, ceiling light and cornice. Gas fired stove set within an attractive recess with stone hearth. TV and telephone points. Staircase to the first floor.



#### Refitted kitchen 10'7 x 5'

Sash window to the front. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and eye level oven and microwave. Stainless steel sink unit with mixer tap, space for fridge freezer and staircase to the cellar. Stripped and polished floorboards and ceiling light.



#### Cellar

Plumbing for washing machine and ceiling light.

### To the first floor: Landing

Staircase to the second floor, ceiling light.

### Bedroom 1                    13'8 x 11'6

Sash window to the front, ceiling light. Cast iron fireplace and attractive painted floorboards.

### Bathroom

Obscured sash window to the front. Panelled bath with shower attachment, pedestal wash basin and low suite wc. Ceramic tiled floor, part tiled walls and ceiling light.



### To the second floor: Landing

Ceiling light.

### Bedroom 2                    13'8 x 9'9

Velux window to the front, ceiling light and original cast iron fireplace. Stripped and polished floorboards.

### Bedroom 3 or study 8' x 7'1

Velux window to the front, ceiling light and stripped and polished floorboards. Telephone point with broadband connection.



### Outside

To the front is a paved forecourt garden with gated entrance and wall to the front. Stocked with shrubs.

### Directions



From our office, turn right on to Street Lane and take a left at the Harrogate Road traffic lights. Upon entering Chapel Allerton, turn left on to Woodland Lane and take the second left on to Pasture Lane. Take the second right on to Pasture Avenue and Pasture Grove is the first left. 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.**