



# MORFITT SHAW

Independent Estate Agents

**Montagu Avenue (South), Oakwood**



**A traditional three bedroom semi detached family home, priced to allow for modernisation. The property, which is double glazed, is set within a generous corner plot and enjoys a popular and well established residential location. An early viewing is recommended.**

**£139,950**

**Stamp duty exempt area**

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 semi detached family home, providing three bedroom accommodation and set within a generous corner plot. The property now provides an ideal opportunity to refit and update to suit modern requirements, and the accommodation comprises in brief; entrance porch, hall, sitting room with dining area, kitchen, side entrance porch, three generous bedrooms, bathroom and detached garage.

Oakwood is a well established and very popular residential area, providing easy access to a number of sought after schools with local shops including the new Tesco nearby. Leeds centre is an easy commute either by car or the regular bus service.

## Accommodation

With PVCu double glazing. Gas or electric heaters to some rooms.

### To the ground floor: Entrance porch

Part glazed front entrance door, windows to the front.

### Hall

Hardwood entrance door with central window, obscured window to the side. Staircase to the first floor, telephone point. Ceiling light, coving, delft rack and gas heater.

### Sitting room and dining area **23'9 x 11'10**

Bay window to the front and window to the rear. Two ceiling lights, coving and TV point. Gas fire set within a timber surround in lounge area and electric storage heater in dining area.

### Kitchen **8' x 7'**

Window to the rear and part glazed side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point, plumbing for washing machine and stainless steel sink unit with mixer tap. Pantry, ceiling light.

### Side entrance porch

Part glazed side entrance door, windows to the side. Quarry tiled floor and ceiling light.



### To the first floor: Landing

Window to the side, ceiling light and access to the loft.

### Bedroom 1                    12'2 x 12'

Window to the front, ceiling light.



### Bedroom 2                    11'9 x 9'9

Window to the rear, ceiling light and fitted wardrobe.

### Bedroom 3                    11'2 x 7'

Bay window to the front, ceiling light and useful fitted wardrobe / cupboard.



### Bathroom

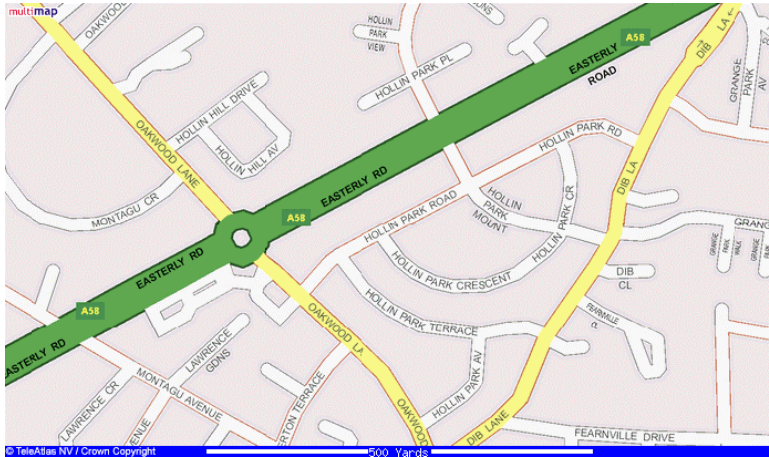
Obscured window to the rear. Panelled bath, low suite wc and pedestal wash basin. Fully tiled walls and ceiling light.

### Outside

The property is set within a generous corner plot, with gated driveway parking and established privet hedging to the boundaries. To the front is a generous lawned garden with stocked flower and shrub borders. To the rear is a detached garage (usable as a store or workshop only), further lawned garden and established hedging.



## Directions



From our office, turn left on to Street Lane and continue ahead on to Oakwood Lane at the Oakwood Clock traffic lights. At the Easterly Road roundabout turn right and Montagu Avenue 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.

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## Big enough to impress, small enough to care.