



MORFITT SHAW

Independent Estate Agents

Norman Terrace, Roundhay



A stylish and spacious ground floor apartment providing one bedroom accommodation and ideally located next to Street Lane. Having been recently refitted and upgraded to a very high standard, an early viewing is highly recommended.

£104,950

**Also available with the two bed upstairs flat for
£239,950 for both**

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 stylishly presented and recently refitted ground floor apartment, providing spacious one bedroom accommodation with high quality kitchen and bathroom. The property is ideally located just off Street Lane in the heart of Roundhay, close to the Park, as well as shops and restaurants on Street Lane and regular bus services.

The accommodation is well worth an early viewing and comprises; sitting room, refitted spacious kitchen, inner hall, double bedroom and refitted bathroom.

Accommodation

With gas central heating and PVCu double glazing. Hardwired fire alarm.

To the ground floor: Shared entrance hall

Front entrance door, ceiling light and laminate flooring. Door to the ground floor apartment.

Sitting room 15'7 x 11'6

Bay window to the front, two ceiling lights and coving. Beech laminate flooring and TV point.

Inner hall

Beech laminate flooring and two ceiling lights.

Double bedroom 15'2 x 10'6

Window to the rear, ceiling light and coving. Beech laminate flooring.

Spacious refitted kitchen 17'6 x 7'7

Window to the side and PVCu side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces. Integrated electric hob with extractor over and oven under. Plumbing for washing machine and dishwasher, space for fridge freezer. Stainless steel sink unit with mixer tap. Low voltage ceiling lighting and door to the cellars.

Refitted bathroom

Obscured window to the side. Panelled bath with electric shower over and screen to the side. Low suite wc and pedestal wash basin. Ceramic tiled floor, fully tiled walls and low voltage ceiling lighting. Extractor.

Outside

To the rear is an enclosed courtyard, with gate to the rear.

Directions



Norman Terrace is situated directly behind our office on Street Lane. The property is identified by a Morfitt Shaw 'For Sale' board on the left hand side.

Agent's notes : The property is leasehold, and owns a share of the freehold for the whole building. 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.

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Big enough to impress, small enough to care.