



# MORFITT SHAW

Independent Estate Agents

**Fir Tree Approach, Alwoodley**



**A competitively priced semi detached family home, ready for immediate occupation and providing spacious three bedroom accommodation. With large, sunny dining kitchen and set within private lawned gardens, the property is located in the sought after area of Alwoodley close to first rate schools and shops.**

**£124,950 – No chain**

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## **Introduction**

A spacious family home providing three bedroom accommodation, with a large dining kitchen and set within attractive lawned gardens. Located in a popular area with regular bus services to Leeds centre, as well as highly regarded schools and local shops, an early viewing is highly recommended.

The accommodation comprises; entrance hall, sitting room, dining kitchen, side entrance porch, downstairs wc, three generous bedrooms and bathroom.

## **Accommodation**

With PVCu double glazing and security alarm system.

### **To the ground floor: Entrance hall**

Hardwood front entrance door and full height obscured window to the front. Staircase to the first floor, ceiling light.

### **Sitting room            15' x 11'2**

Wide window to the front, ceiling light, TV and telephone points. Gas fire point.

### **Large dining kitchen        18'2 x 11'5**

Two windows to the rear. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under. 1 ½ bowl stainless steel sink unit with mixer tap. Plumbing for washing machine, vent for dryer and useful pantry. Gas fire point.

### **Side entrance porch**

Side entrance porch, ceiling light.

### **Downstairs wc**

Obscured window to the rear, low suite wc and ceiling light.

### **To the first floor: Landing**

Window to the side, store cupboard and access to the loft. Ceiling light.

### **Bedroom 1                14'9 max x 11'2**

Window to the front, ceiling light.

### **Bedroom 2                13'7 x 11'2**

Two windows to the rear, ceiling light and fitted wardrobes.

### Bedroom 3            9' x 8'

Window to the front, ceiling light and fitted wardrobe.

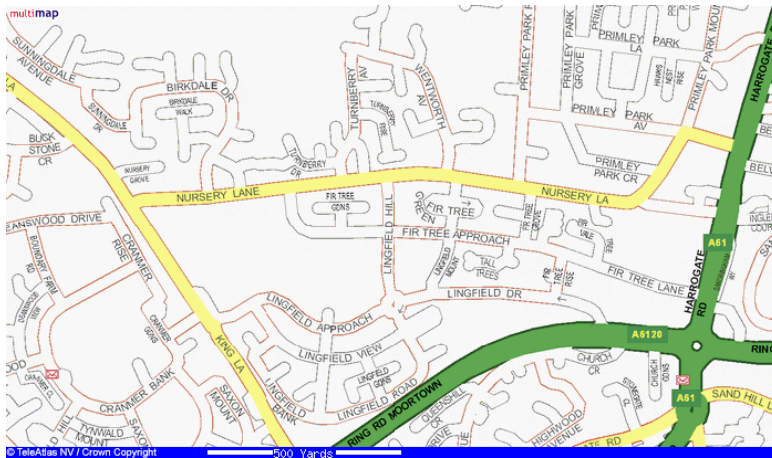
### Bathroom

Obscured window to the rear. Panelled bath with electric shower over and screen to the side, low suite wc and pedestal wash basin. Part tiled walls, low voltage ceiling lighting and store cupboard.

### Outside

To the front is a paved and gated driveway and parking area, with wall to the front and gated path to the side. Privet hedge to the side boundary. The rear garden is fully enclosed and provides a high degree of privacy with conifer hedging, lawn and patio.

### Directions



From our office, turn on to Roman Avenue down the side of our office, and turn left at the end on to the Ring Road. At the Harrogate Road roundabout turn right on to Harrogate Road and take a left on to Nursery Lane. Take the second left on to Fir Tree Grove, and turn right at the end on to Fir Tree Approach. 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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**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.**