



MORFITT SHAW

Independent Estate Agents

Leafield Drive, Moortown



A stylish one double bedroom apartment, ready to move straight in to and likely to be of interest to first time buyers and investors alike. Peacefully positioned on a cul de sac, yet within a minute's walk of local bus routes. An early viewing is highly recommended.

£109,950

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Introduction

An immaculately presented ground floor apartment, providing first rate one double bedroom accommodation and enjoying a peaceful and sunny position in a highly popular residential area. The excellent accommodation comprises; entrance porch with utility area, spacious sitting room with wooded outlook, attractive refitted kitchen, double bedroom and bathroom.

Moortown is a well established residential area, providing easy access to a local shopping centre and regular bus services to Leeds centre.

Accommodation

With PVCu double glazing, electric storage heating and security alarm system.

To the ground floor: Entrance/utility porch

Part glazed PVCu entrance door, windows to the rear with a sunny southerly aspect. Ceiling light and quarry tiled floor. Plumbing for washing machine and dishwasher, vent for dryer.



Attractive refitted kitchen 11'2 x 7'1

Multipaned door. Fitted with a range of base and wall cupboards incorporating two wine racks, laminate work surfaces with countertop lighting and part tiled walls. Integrated electric hob with oven under, space for undercounter fridge and freezer, stainless steel sink unit with mixer tap. Beech laminate flooring, ceiling light.



Central hall

Ceiling light, storage cupboard and airing cupboard. Beech laminate flooring.

Spacious sitting room 14'7 x 10'6

Wide window to the front with an attractive wooded aspect. Ceiling light, TV point and electric fire set within an attractive surround. Door to the front.



Double bedroom 13'8 x 10'5 max

Window to the rear. Fitted wardrobes, ceiling light and telephone point.

Bathroom

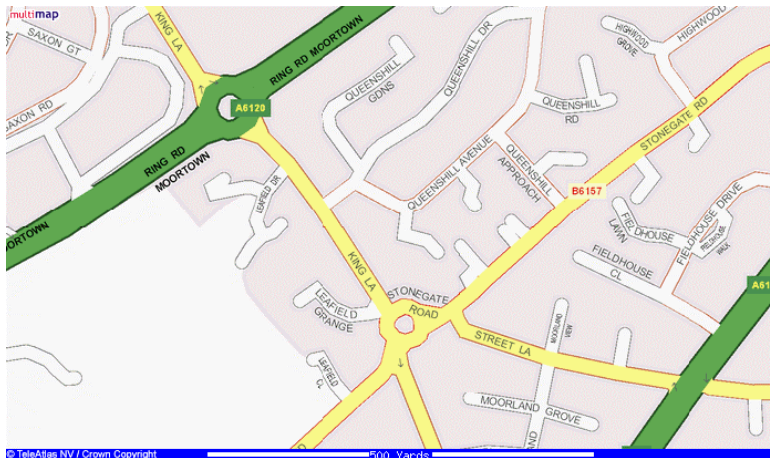
Obscured window to the front. Panelled bath with electric shower over and screen to the side. Wash basin with cupboard under, low suite wc. Part tiled walls, ceramic tiled floor and ceiling light.



Outside

Lawned garden to the front, outside lighting and tiled seating area. To the rear is a external storage room.

Directions



From our office, turn on to Roman Avenue down the side of our building, and turn left at the end on to the Ring Road. Continue ahead at the Harrogate Road roundabout and left at the next roundabout on to King Lane. Take the first right on to Leaffield Drive and follow the road round to the right. The property is identified by a Morfitt Shaw 'For Sale' board.

Agent's notes : The property is leasehold. All mains services, except for gas, 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.