



MORFITT SHAW

Independent Estate Agents

Roman Crescent, Roundhay



A first rate three bedroom townhouse providing attractive refitted accommodation including a refitted dining kitchen and luxury bathroom, and set within attractive and enclosed gardens to the front and rear. Ideally located on a peaceful 'backwater' within a minute's walk of Street Lane shops and restaurants.

£209,950

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Introduction

A spacious and very well presented family home, which has been extensively refurbished and updated with a refitted dining kitchen and luxury bathroom. Likely to be of interest to a wide range of buyers and enjoying a first rate location within a short walk of Street Lane's street cafes, shops and restaurants, as well as Roundhay Park.

The immaculate accommodation comprises; entrance hall, spacious sitting room, superb refitted dining kitchen, three bedrooms and luxury refitted bathroom.

Accommodation

With gas central heating and PVCu double glazing.

To the ground floor: Entrance hall

Hardwood front entrance door with fanlight window and window over. Staircase to the first floor and ceiling light.

Spacious through sitting room 16'5 x 11'10

Wide windows to the front and rear, ceiling light and coving. Stripped and polished floorboards, TV and telephone point. Fitted bookshelves and storage cupboards, electric log burning fire set within tiled fireplace (also with gas point).



Superb dining kitchen 18'2 x 12'10

Dining area

Bay window to the front, stripped and polished floorboards. Ceiling light and coving. Attractive fireplace. Leading to:



Refitted kitchen

Window to the rear overlooking the garden, hardwood rear entrance door. Fitted with a comprehensive range of base and wall cupboards with granite effect work surfaces, countertop lighting and part tiled walls. Plumbing for washing machine and dishwasher, vent for dryer, 1 ½ bowl stainless steel sink unit with mixer tap. Integrated gas hob with electric oven under, low voltage ceiling lighting and understairs store. Useful larder with space for fridge freezer.



To the first floor: Landing

Window to the rear, ceiling light and loft access.

Bedroom 1 **15'2 max x 10'3**

Window to the front, extensive fitted wardrobes with cupboards over, ceiling light.



Bedroom 2 **13' x 10'3**

Window to the front, ceiling light and fitted wardrobes with cupboards over.



Bedroom 3 **9'9 x 6'**

Window to the rear, ceiling light and broadband connection.

Luxury refitted bathroom

Obscured window to the rear. Panelled bath with electric shower over and screen to the side. Vanity wash basin with cupboard under, concealed flush wc. Part tiled walls, ceramic tiled floor and low voltage ceiling lighting.



Outside

To the front is a gravelled garden, with gated and paved path leading to the front entrance. Conifer hedging and wall to the front. The rear garden is fully enclosed and enjoys a sunny westerly aspect and a high degree of privacy. With gated parking area, gravelled and paved seating area and stocked flower and shrub borders. Timber boundary fencing.

