



# MORFITT SHAW

Independent Estate Agents

**Carr Manor Road, Moortown**



**A traditional two bedroom semi detached bungalow, set within very private and enclosed lawned gardens of a good size, and providing ample gated driveway parking. Ideally located in a sought after residential area, with excellent local services nearby. An early viewing is recommended.**

**£154,950**

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## Introduction

A spacious two bedroom semi detached bungalow, occupying a good sized plot and providing ample driveway parking with good sized and very private garden to the rear. The accommodation comprises; entrance hall, spacious sitting room, kitchen, two generous bedrooms and bathroom.

Moortown is an ever popular and particularly handy north Leeds location, with a wide range of local shops and regular nearby bus services to Leeds centre and beyond. An early viewing is recommended.

## Accommodation

With gas central heating, sealed unit double glazing and security alarm system.

### To the ground floor: Entrance hall

Part glazed hardwood front entrance door. Stripped and polished floorboards, ceiling light and telephone point.

### Spacious sitting room 18'4 x 11'9

Bay window to the front, stripped and polished floorboards and gas fire. Ceiling light, two wall light points and TV point.



### Kitchen 9'1 x 8'6

Window to the side, part glazed hardwood side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces. Space for fridge freezer, plumbing for washing machine and electric cooker point. Stainless steel sink unit and ceiling light.



**Bedroom 1**                    **12' x 11'9**

Window to the rear, overlooking the garden. Ceiling light.

**Bedroom 2**                    **12'2 x 7'**

Window to the rear, ceiling light.

**Bathroom**

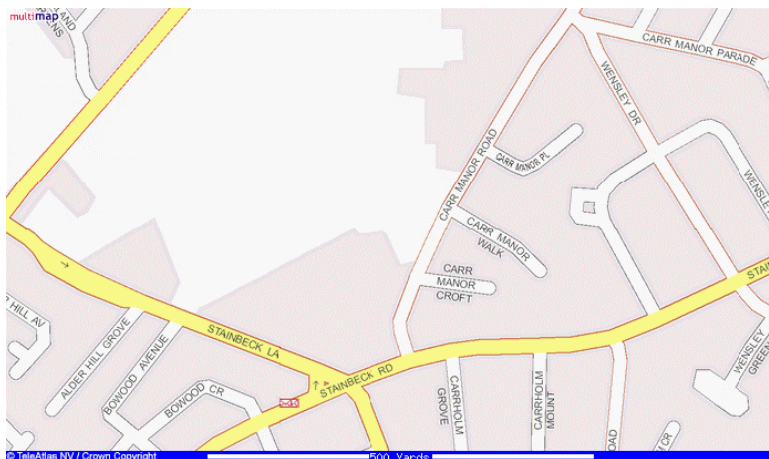
Obscured window to the front. Panelled bath with thermostatically controlled shower over, low suite wc and pedestal wash basin. Part tiled walls, ceiling light.

**Outside**

To the front is a lawned garden with gated path and drive, providing generous off street parking. A full height timber side gate leads to the enclosed and very private rear garden, being of a good size with lawn, established shrubs and patio.



**Directions**



From our office, turn right on to Street Lane and continue ahead at the Harrogate Road traffic lights. Turn left at the next traffic lights on to Scott Hall Road, and then right at the King Lane roundabout. Take the first left on to Carr Manor Road and continue along until you see the property which 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.

**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.

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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.**