



MORFITT SHAW

Independent Estate Agents

Roxholme Grove, Chapel Allerton



A stylish and spacious two bedroom semi detached home, with excellent sunny gardens of a good size, driveway and detached garage. Inside, a refitted dining kitchen and bathroom, with attractive, neutrally decorated accommodation. Ideally located in Chapel Allerton close to all the shops, restaurants and cafes.

£169,950 – No chain

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Introduction

A stylishly presented two bedroom semi detached home, which has been updated and refitted to provide excellent accommodation. Set within large, private and sunny gardens, with block paved driveway and detached garage. The accommodation comprises; entrance hall, spacious sitting room, refitted dining kitchen, two bedrooms and attractive refitted bathroom.

Chapel Allerton is always popular, with the exclusive shops, restaurants, bars and cafes being a real draw to the younger buyer. It also provides easy access to Leeds centre, with regular bus services and a short commute. An early viewing is highly recommended.

Accommodation

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

To the ground floor: Entrance hall

PVCu side entrance door with obscured central window. Window to the side. Staircase to the first floor, ceiling light and telephone point.

Sitting room 13'5 x 12'9

Bay window to the front, ceiling light and TV point. Cast iron fireplace.



Refitted dining kitchen 12'9 x 8'

Windows to the side and rear. Fitted with an attractive range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven under. Plumbing for washing machine, space for undercounter fridge and useful pantry. 1 ½ bowl stainless steel sink unit with mixer tap. Ceramic tiled floor, recessed ceiling spotlights



To the first floor: Landing

Ceiling light and access to the loft.

Bedroom 1 13'9 x 12'9

Bay window to the front. Stripped and polished floorboards, ceiling light and coving. Mirror fronted fitted wardrobes.

Bedroom 2 11'4 x 7'6

Window to the rear, overlooking the gardens. Ceiling light and coving, recessed wardrobes.



Stylish refitted bathroom

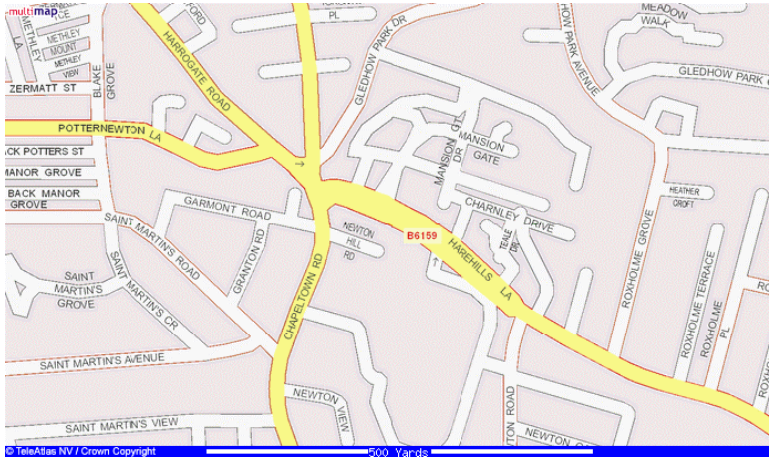
Obscured window to the rear. Panelled bath with thermostatic shower over and screen to the side, low suite wc and wash basin. Fully tiled walls, ceramic tiled floor and ceiling light. Heated towel rail.



Outside

The property is set within large and enclosed lawned gardens, enjoying a high degree of privacy and sunny aspect. To the front is a low maintenance gravelled garden, with brick wall to the front and block paved drive leading to the detached garage to the rear. To the rear is a patio, large lawn and established privet hedging and timber fencing. Timber garden shed.

Directions



From our office, turn right on to Street Lane and turn left at the Harrogate Road traffic lights. Continue through Chapel Allerton and bear left at the Potternewton Lane traffic lights on to Harehills Lane. Continue past the Mansion Gate development on the left hand side, and Roxholme Grove is the first left and the property is identified by a Morfitt Shaw

'For Sale' board on the right 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.