



MORFITT SHAW

Independent Estate Agents

Birkdale Close, Alwoodley



A three bedroom semi detached family home, of popular design and occupying a private position on a quiet cul de sac in the heart of Alwoodley. Now providing an ideal opportunity to refurbish and update, an early viewing is highly recommended.

£174,950 – No chain

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL
Tel : 0113 393 0113 Fax : 0870 220 3169
info@morfittshaw.co.uk www.morfittshaw.co.uk
Company registration no. 04859434.

Introduction

Now providing an ideal opportunity to update and refit to suit individual requirements, this three bedroom semi detached home enjoys a peaceful cul de sac position in the highly regarded area of Alwoodley. With private and enclosed lawned gardens and detached garage, the accommodation comprises; entrance lobby, spacious sitting room leading to the dining area, kitchen, three bedrooms and bathroom.

Alwoodley benefits from a wide range of amenities including highly rated schools, regular bus services to Leeds centre, and a variety of local shops. An early viewing is highly recommended.

Accommodation

With gas central heating.

To the ground floor: Entrance lobby

Hardwood front entrance doors, windows to the front. Ceiling light.

Spacious sitting room 14'9 x 14'6

Wide window to the front, further window to the side. Staircase to the first floor, ceiling light and TV and telephone points. Wall mounted gas fire with tiled hearth. Leading to:



Dining area 9'7 x 8'

Window to the rear, ceiling light and understore cupboard.

Kitchen 10' x 7'6

Window to the rear, half glazed rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Gas cooker point, space for fridge freezer and plumbing for washing machine. Stainless steel sink unit with mixer tap. Ceiling light.



To the first floor: Landing

Window to the side, ceiling light and loft access.

Bedroom 1 16' x 8'6

Window to the front, fitted wardrobes and cupboard housing new gas central heating boiler. Ceiling light.

Bedroom 2 9'3 x 8'2

Window to the rear, ceiling light.

Bedroom 3 10'10 x 6'

Window to the front, ceiling light and recessed wardrobe.

Bathroom

Obscured window to the rear. Panelled bath with electric shower over, low suite wc and pedestal wash basin. Fully tiled walls and ceiling light.

Outside

To the front is a lawned garden with stocked borders. Tarmac drive to the side, providing ample off street parking and leading to the detached garage. Private rear garden with central lawn and stocked borders.



Directions



From our office, turn on to Roman Avenue down the side of our building, and turn left on to the Ring Road. At the Harrogate Road roundabout turn right on to Harrogate Road and take the first left on to Nursery Lane. Continue ahead and Birkdale Drive is the fourth right. Birkdale Close is the fourth right 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.

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.