



MORFITT SHAW

Independent Estate Agents

Stainbeck Lane, Meanwood



A first rate three bedroom semi detached family home, providing excellent refitted accommodation including a superb dining kitchen and luxury bathroom. Set within attractive and sunny lawned gardens of a generous size, the property enjoys a very popular location close to first rate amenities.

£189,950 – No chain

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Introduction

An immaculately presented and skilfully refurbished family home, presented and finished to the very highest of standards and now ready to move straight in to. Set within attractive, sunny gardens the accommodation comprises in brief; entrance hall, sitting room, impressive refitted dining kitchen, three bedrooms and luxury refitted bathroom.

Meanwood is a very popular residential location, providing a wide range of excellent amenities from highly rated schools to local shops and providing easy access to Leeds centre. 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 front entrance door with central window and obscured windows to either side. Light oak laminate flooring, ceiling light and staircase to the first floor with turned balustrade.

Sitting room 13' x 12'

Bay window to the front, light oak laminate flooring. Low voltage ceiling lighting, coving and picture rail.

Superb refitted dining kitchen

Dining area 13' x 11'4

Patio doors leading to the timber decking and attractive, sunny rear garden. Light oak laminate flooring, low voltage ceiling lighting and picture rail.

Kitchen 9'7 x 8'

Part obscure glazed PVCu rear entrance door, window to the rear. Fitted with an attractive range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated washing machine and undercounter fridge freezer. Integrated gas hob with extractor over and oven under. Stainless steel sink unit and useful store cupboard.

To the first floor: Landing

Staircase window, ceiling light and picture rail.

Bedroom 1 11'7 x 11'1

Wide window to the front. Ceiling light and picture rail.

Bedroom 2 11'4 x 11'1

Window to the rear overlooking the garden. Ceiling light and picture rail.

Bedroom 3

7'6 x 6'7

Windows to the front and side. Ceiling light and access to the loft.

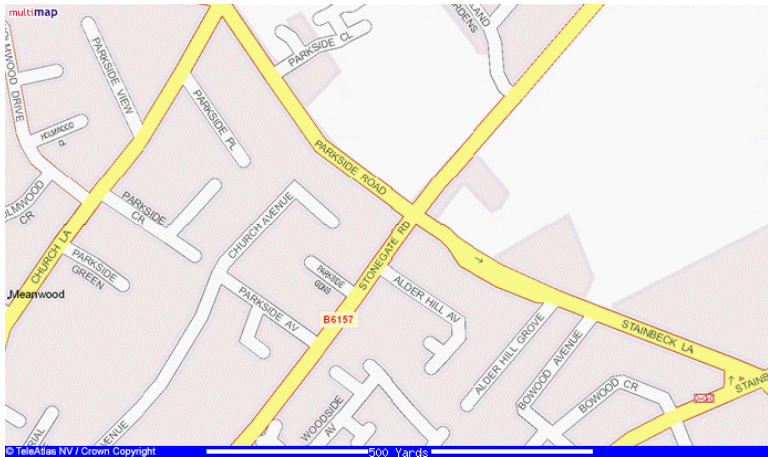
Luxury refitted bathroom

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

Outside

To the front is a lawned garden with flower borders, and a gated, paved drive providing generous parking space. The rear garden is of a good size with full width timber decking leading to the good sized lawn, with shrub and flower borders. Apple tree, timber boundary fencing. The garden enjoys a sunny aspect.

Directions



From our office, turn right on to Street Lane and continue through the Harrogate Road traffic lights. At the Scott Hall Road lights turn left and take a right on to Stainbeck Road at the traffic lights near the Esso station. At the traffic lights turn right on to Stainbeck Lane and the property 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.

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.