



MORFITT SHAW

Independent Estate Agents

Lincombe Bank, Roundhay



A stylish and spacious three bedroom semi detached family home, with attractive refitted accommodation ready to move straight in to. Set within sunny and private large lawned gardens and with off street parking, an early viewing is highly recommended.

£154,950

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Introduction

A first rate three bedroom family home, which has been extensively refitted and upgraded to provide stylish and attractive accommodation including an excellent bathroom and spacious kitchen. Neutrally decorated and tastefully finished throughout, the accommodation comprises; entrance hall, sitting room and dining area, kitchen, three generous bedrooms and luxury bathroom.

The property is set within large and private south facing gardens, and benefits from off street parking. Roundhay is a well established and highly favoured area of north Leeds, with a wealth of local amenities from shops and cafes to highly regarded schools. Leeds centre is an easy commute either by bus or car.

Accommodation

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

To the ground floor: Entrance hall

PVCu front entrance door with central obscured window, and full height obscured windows to either side. Stripped and polished floorboards, ceiling light and staircase to the first floor with understairs store.

Large, sunny sitting room with dining area 24'2 x 12'

Bay window to the front and wide window to the rear overlooking the generous, private gardens and providing far reaching views beyond. Two ceiling lights, coving and TV point. Coal effect gas fire set within an attractive fireplace with timber surround.



Spacious kitchen 13'3 x 9'

Window to the rear, and half obscure glazed PVCu rear entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with extractor over and oven beneath, washing machine and integrated dishwasher. Integrated undercounter fridge and freezer. Sink unit with mixer tap, useful pantry and ceiling light.



NOTE: The kitchen could easily be extended across to the attached stores to the side of the property, to create a breakfast kitchen. Subject to planning consent and building regulation approval.

