



MORFITT SHAW

Independent Estate Agents

Parkland Gardens, Meanwood



Peacefully located on a popular cul de sac, and set within large, private lawned garden with an attractive open outlook, this extended three bedroom semi detached family home provides excellent accommodation and is well worth an early viewing.

£174,950

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Introduction

A spacious and skilfully extended three bedroom semi detached home, set within attractive and private lawned gardens of a generous size and enjoying an attractive aspect to the rear. The excellent, extended accommodation comprises; entrance lobby, hall, spacious sitting room, family room, extended dining kitchen, utility room, three bedrooms, bathroom and separate wc.

Meanwood is a sought after residential area, with a range of shops and regular bus services to Leeds centre. There's also a selection of popular schools nearby. An early viewing is highly recommended.

Accommodation

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

To the ground floor: Entrance lobby

Hardwood front entrance door, window to the front and ceiling light.

Hall

Multipaned door, ceiling light and staircase to the first floor.

Sitting room 14'2 x 12'5

Bay window to the front, ceiling light, picture rail and coving. Gas fire set within an attractive fireplace having stone hearth and timber mantel. Stripped and polished floorboards, telephone point.

Family room 14'2 x 9'7

Ceiling light and coving.

Extended dining kitchen 15'4 x 7'3

Window to the side and rear, hardwood 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 under, space for fridge freezer and two ceiling lights.



Utility room

Window to the side, ceiling light and plumbing for washing machine. Gas central heating boiler.

To the first floor: Landing

Obscured staircase window, ceiling light and access to the loft.

Bedroom 1 13' x 10'9

Bay window to the front, ceiling light and fitted with a range of wardrobes.



Bedroom 2 9'5 x 8'4

Window to the rear overlooking the garden and woodland beyond. Ceiling light and coving.

Bedroom 3 6'5 x 6'5

Window to the front, ceiling light and coving.

Bathroom

Obscured window to the side. Panelled bath with shower attachment, pedestal wash basin. Part tiled walls and ceiling light.

Separate wc

Obscured window to the rear, low suite wc and part tiled walls. Ceiling light.



Outside

To the front is a gravelled, low maintenance garden with stone wall and driveway to the side. To the rear is a detached garage. The rear garden is a real feature of this home, being of a generous size and enjoying an attractive outlook. Lawn, stocked flower and shrub borders and paved patio.



