



# MORFITT SHAW

Independent Estate Agents

**Kingfisher Way, Shadwell Lane**



**A bright and spacious two double bedroom semi detached home, ideal for the first time buyer which is set within good sized and private lawned gardens. Peacefully located in a sought after residential area close to excellent schools and providing easy access to Leeds centre. An early viewing is recommended.**

**£179,950**

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## Introduction

A very well presented and spacious two double bedroom semi detached home set within generous and very private lawned gardens. The attractive accommodation comprises; entrance lobby, spacious sitting room, refitted dining kitchen, two double bedrooms and bathroom.

The property is located on a highly sought after development and enjoys easy access to a wide range of excellent amenities from first rate schools to local shops and regular bus services to Leeds centre. An early viewing is highly recommended to fully appreciate this ideal starter home.

## Accommodation

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

### To the ground floor: Entrance lobby

Half obscure glazed PVCu front entrance door. Ceiling light.

### Spacious sitting room 17'6 x 12'3

Windows to the front and side. Ceiling light and coving, TV point. Modern gas fire set within an attractive fireplace. Staircase to the first floor.



### Refitted dining kitchen 12'2 x 9'3

Windows to the rear and side. Half glazed PVCu rear entrance door leading to the private lawned gardens. Fitted with a range of base and wall cupboards with granite effect work surfaces and part tiled walls. Integrated gas hob with extractor over and eye level double oven. Stainless steel sink unit with mixer tap, integrated dishwasher, plumbing for washing machine and space for fridge freezer. Ceiling light.



## To the first floor: Landing

Ceiling light and access to fully boarded loft.

## Bedroom 1 12'3 x 11'4 max

Wide window to the front, ceiling light.



## Bedroom 2 12'2 x 9'

Window to the rear, overlooking the gardens.  
Ceiling light.

## Bathroom

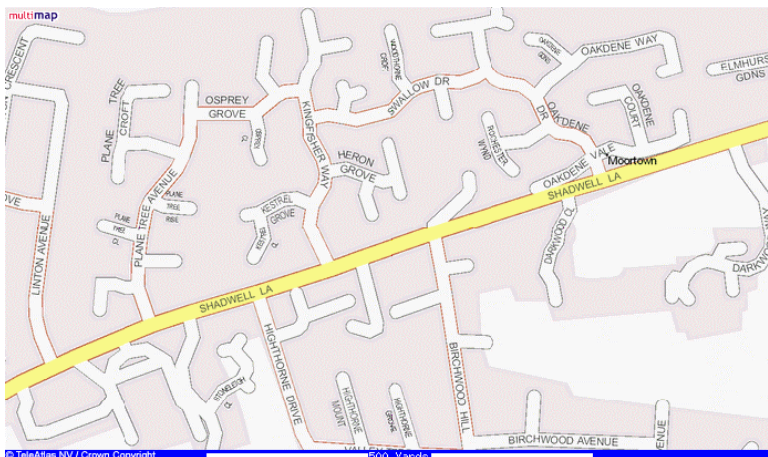
Obscured window to the side. Panelled bath with Triton power shower over and screen to the side, low suite wc and pedestal wash basin. Part tiled walls, ceiling light and useful airing cupboard.



## Outside

To the front is a lawned garden with stocked shrub border and mixed hedge to the front. Paved driveway providing generous parking. The rear garden is of a very good size, with paved patio leading to the lawn being surrounded by evergreen hedging. Stocked borders. The rear garden enjoys a high degree of privacy.

## Directions



From our office turn on to Roman Avenue down the side of our building and take a left at the end on to the Ring Road. Take an immediate right on to Birchwood Hill and turn left at the top on to Shadwell Lane. Kingfisher Way is the first 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.

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**Big enough to impress, small enough to care.**