



MORFITT SHAW

Independent Estate Agents

North Park Avenue, Roundhay



A larger than average three bedroom semi detached family home, providing attractive and spacious accommodation now providing an excellent opportunity to update and refit to suit modern requirements. Within a short walk of excellent schools and Roundhay Park.

£214,950 – No chain

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Introduction

An attractive traditional semi detached family home, providing spacious three bedroom accommodation which now provides an opportunity to generally update and improve to suit individual requirements. The accommodation comprises; entrance porch, hall, spacious sitting room, dining room, kitchen, rear entrance porch or utility, downstairs wc, three bedrooms, bathroom and separate wc.

Roundhay is a highly regarded residential area with an established housing stock of Victorian and later properties bordering the popular Roundhay Park. The area also benefits from a wide range of excellent schools and high quality shops and restaurants.

Accommodation

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

To the ground floor: Entrance porch

Glazed PVCu front entrance door, window to the front and ceiling light.

Hall

Obscure glazed door and window to the side. Ceiling light and coving, telephone point. Staircase to the first floor.

Sitting room 14'7 x 14'2

Bay window to the front, ceiling light and coving. TV point. Coal effect gas fire set within a tiled fireplace.



Dining room 12'6 x 11'10

Patio doors to the paved patio and lawned garden to the rear. Ceiling light and coving. Fire recess and fitted cupboard to the side.

Kitchen 8'9 x 8'7

Windows to the side and rear. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Space for undercounter fridge and freezer, gas cooker point and 1 ½ bowl sink unit with mixer tap. Ceiling light and coving, useful pantry.



Rear entrance lobby/utility

Part multipaned hardwood side entrance door. Plumbing for washing machine and ceiling light.

Downstairs wc

Low suite wc, wash basin and ceiling light. Window to the rear.

To the first floor: Landing

Obscured staircase window, ceiling light, wall light point and coving. Useful cloaks cupboard and access to the loft.

Bedroom 1 13'7 x 11'6

Window to the front, three wall light points and ceiling coving. Fitted wardrobes with cupboards over, fitted dressing table.



Bedroom 2 12'6 x 11'9

Window to the rear, ceiling light. Fitted wardrobes with cupboards over.

Bedroom 3 8'6 x 7'

Window to the front. Ceiling light and coving.

Bathroom

Obscured window to the rear. Panelled bath with electric shower over, pedestal wash basin. Cupboard housing central heating boiler, ceiling light.

Separate wc

Low suite wc, obscured window to the rear. Ceiling light.

Outside

The property is approached from the front by a gated tarmac driveway, with lawned garden having stocked flower and shrub borders with brick wall to the front. To the rear is a detached garage, approached by a rear access road. Paved patio, lawned garden and an attractive outlook across the local allotments. Stocked flower and shrub borders.



Directions



From our office turn right on to Street Lane and take the fifth left on to Talbot Road. At the end turn right on to North Park Avenue. 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.

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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.