



# MORFITT SHAW

Independent Estate Agents

## Avon Court, Shadwell



**Enjoying panoramic countryside views across the village cricket field, this two bedroom first floor flat is of a generous size and superbly presented.**

**£119,950**

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL  
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## Introduction

A superb first floor two bedroom flat overlooking the village cricket field, located in a pretty semi rural village within easy access of Leeds centre and a wide range of amenities.

## Accommodation

### Entrance lobby

With stairs to the first floor and entrance door.

### Sitting room and dining area 15'9 x 12'10

Leading to the charming sun balcony with ample seating space, overlooking the village cricket ground and undulating countryside beyond. Window to the front. Sofas, coffee table and modern dining suite.



### Kitchen 11'9 x 5'9

With a window to the rear. Washing machine, electric oven, fridge freezer and dryer. Base and wall cupboards with laminate work surfaces.

### Bedroom 1 12'9 x 9'

Window to the front, with countryside views. Double bed and wardrobe.

### Bedroom 2 13'7 x 6'4

Window to the rear. Double bed and wardrobe.

### Bathroom

Window to the rear. Fitted with a modern suite comprising; panelled bath with shower attachment, low suite wc and pedestal wash basin.

### Outside

The property is set within charming gardens, on a no through road.

**Single garage**, with up and over door.



## Directions



From our office, turn on to Roman Avenue down the side of our office. Turn left on to the Ring Road and immediate right on to Birchwood Hill. Turn right at the top and straight on at Slaid Hill. In Shadwell, turn left immediately before the village shop and the property is identified by a Morfitt Shaw 'For Sale' board.

**Agent's notes :** The property is leasehold. 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.