



MORFITT SHAW

Independent Estate Agents

Alderton Rise, Alwoodley



A well presented and spacious semi detached home, providing excellent three bedroom accommodation being set within unusually large gardens and benefiting from off street parking. Ideally located on a quiet residential street, close to excellent schools and easily accessible local shops.

£134,950 – No chain

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Introduction

A bright and spacious three bedroom semi detached family home, set within large and private lawned gardens and benefiting from driveway parking. The excellent accommodation comprises; entrance hall, sitting room, spacious kitchen, conservatory, side entrance lobby, utility, downstairs wc, three bedrooms and bathroom,

Alwoodley is a highly favoured area of North Leeds, with easy access to a wide range of excellent amenities including first rate schools, local shops and of course Leeds centre. An early viewing is highly recommended.

Accommodation

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

To the ground floor: Entrance porch

Part glazed PVCu front entrance door, windows to the front.

Hall

Ceramic tiled floor, staircase to the first floor and telephone point. Ceiling light and coving.

Sitting room 18'7 x 10'7

Wide window to the front and light oak laminate flooring. Two ceiling lights, TV point and coal effect gas fire set within an attractive fireplace with granite hearth, tiled slips and polished timber surround. Two wall light points. Patio doors to:

Sun room 11'2 x 9'

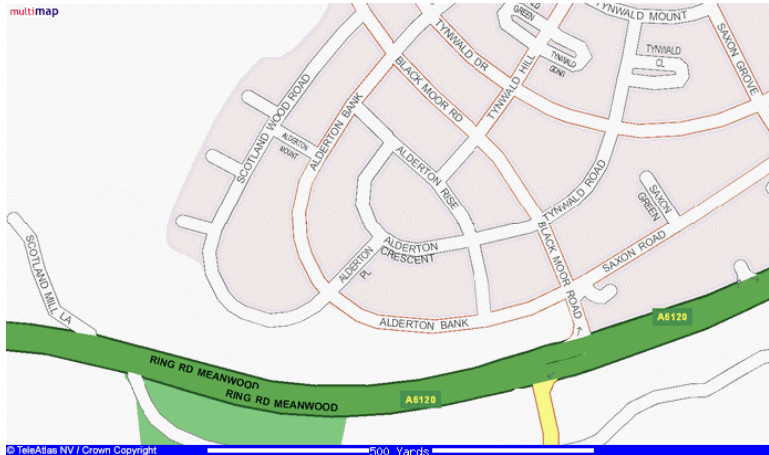
Patio doors to the rear, windows overlooking the garden. Ceiling light and light oak laminate flooring.

Breakfast kitchen 12'7 x 10'7

Window to the rear. Ceiling light and coving. 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, recess for fridge freezer, stainless steel sink unit with mixer tap and breakfast bar. Ceramic tiled floor and glazed door to:



Directions



From our office turn on to Roman Avenue down the side of our office, and turn left at the end on to the Ring Road. Continue ahead at the next two roundabouts and turn right at the overhead traffic lights on to Black Moor Road. Take the first left on to Alderton Bank and Alderton Rise is the first right. 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.

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.