



MORFITT SHAW

Independent Estate Agents

Carr Manor View, Moortown



A traditional semi detached family home, providing bright and spacious three bedroom accommodation which is set within private and attractive lawned gardens. An ideal opportunity to refit and update to suit modern tastes. Located in the popular area of Moortown and well worth an early viewing.

£189,950 – No chain

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Introduction

A traditional and spacious three bedroom semi detached family home, now providing an excellent opportunity to generally update and improve to suit modern requirements. The accommodation, set within very private and enclosed lawned gardens comprises; entrance hall, spacious sitting room with dining area, kitchen, three generous bedrooms, bathroom and separate wc.

Moortown is a popular and well established residential area, with highly regarded schools, a variety of local shops and excellent transport links to Leeds centre. An early viewing is highly recommended.

Accommodation

With gas central heating and majority sealed unit double glazing.

To the ground floor: Entrance hall

Part multipaned hardwood front entrance door with full height obscured windows to the front. Ceiling light and telephone point. Staircase to the first floor with understairs store.

Spacious sitting room 17'7 x 12'4

Bay window to the front, ceiling light and coving. Gas fire set within a timber fireplace with fitted bookshelving to the side. Leading to:

Dining area 10'5 x 8'4

French doors to the rear garden. Ceiling light and coving.

Kitchen 10'3 x 10'

Window to the rear, hardwood side entrance door. Fitted with base and wall cupboards with laminate work surfaces and part tiled walls. Twin bowl stainless steel sink unit with mixer tap, plumbing for washing machine and ceiling light. Useful pantry.



To the first floor: Landing

Obscured staircase window, ceiling light and loft access.

Bedroom 1 17'1 x 11'4

Bay window to the front, ceiling light and telephone point. Fitted wardrobes with overhead storage cupboards.



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.