



MORFITT SHAW

Independent Estate Agents

Boothroyd Drive, Meanwood



A spacious detached family home providing very well maintained and presented three bedroom, two bathroom accommodation. All three bedrooms are of a generous size and the property is set within attractive gardens, being very private to the rear. An early viewing is recommended.

£219,950

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Introduction

A spacious and attractive detached family home, providing excellent three bedroom, two bathroom accommodation, which is set within very private and enclosed lawned gardens. The very well presented accommodation comprises; entrance hall, spacious sitting room with dining area, breakfast kitchen, downstairs wc, central hall, three generous bedrooms, one with en suite shower room and house bathroom.

Meanwood is a popular area of north Leeds, with a good selection of shops and a number of regular bus services to Leeds centre. An early viewing is recommended.

Accommodation

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

To the ground floor: Entrance hall

Part obscure glazed front entrance door, ceiling light and coving.

Sitting room with dining area 21'9 x 10'8

Window to the front, French doors to the rear. Two ceiling lights and coving, TV point. Coal effect gas fire set within an attractive fireplace with marble hearth and timber surround.



Breakfast kitchen 11'3 x 9'3

Window to the rear, part obscure glazed rear entrance door. Fitted with a range of base and wall units with laminate work surfaces. Integrated electric hob with extractor over and oven under, space for fridge freezer and 1 ½ bowl sink unit with mixer tap.



Downstairs wc

Two obscured windows to the front. Low suite wc and pedestal wash basin with tiled splashback. Ceiling light and extractor.

Central hall

Staircase to the first floor, ceiling light and coving. Door to the integral single garage.

To the first floor: Landing

Staircase window, ceiling light and access to the loft. Airing cupboard.

Bedroom 1 **12' into wardrobes x 11'7**

Window to the rear, ceiling light. Fitted with a range of wardrobes providing generous hanging space and incorporating a TV point and cupboard.

En suite shower room

Obscured window to the rear. Walk in shower cubicle with Aqualisa thermostatic shower, low suite wc and pedestal wash basin. Part tiled walls, ceiling light and extractor.



Bedroom 2 **11'2 x 9'8**

Window to the front, ceiling light and wood effect laminate flooring.



Bedroom 3 **12'4 x 8'5**

Window to the front, ceiling light and beech laminate flooring.



House bathroom

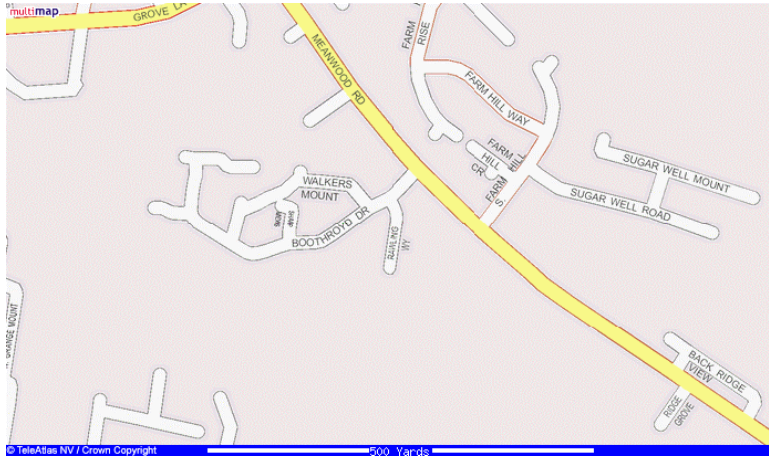
Obscured window to the rear. Panelled bath, low suite wc and pedestal wash basin. Part tiled walls, ceiling light and extractor.

Outside

To the front is a paved and gravelled drive, leading to the **integral garage** with up and over door. Lawned garden with attractive stocked borders. The rear garden is fully enclosed and enjoys a very high degree of privacy. Lawn, stocked borders and paved patio. Timber garden shed and fencing to the boundaries.



Directions



From our office, turn right on to Street Lane and continue ahead at the two sets of traffic lights. At the King Lane roundabout, take the second exit on to Stonegate Road. Continue on to Meanwood Road, and continue through the Stainbeck Road traffic lights. Take the third right on to Boothroyd Drive, 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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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.