



MORFITT SHAW

Independent Estate Agents

Plane Tree Croft, Shadwell Lane



A superb semi detached home providing spacious two double bedroom accommodation, with a sunny conservatory to the rear. Set within generous, private south facing lawned gardens and private garage and drive. Peacefully located in the heart of a highly regarded area, an early viewing is highly recommended.

£199,950

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Introduction

An immaculately presented and skilfully extended semi detached home, which is set within private and sunny south facing gardens and occupies a quiet head of cul de sac position. The excellent accommodation comprises; entrance hall, spacious sitting room, kitchen and large sunny conservatory, two double bedrooms and attractive bathroom.

The property is located in the heart of sought after north Leeds, with excellent schools and local shops nearby and regular bus services to Leeds centre. Being on the northern fringe of the city, there's also attractive open countryside nearby. An early viewing is highly recommended.

Accommodation

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

To the ground floor: Entrance lobby

Half multipaned front entrance door. Ceiling light, coving and dado rail.

Spacious sitting room 19'7 x 11'7

Window to the front. Two ceiling lights, coving and dado rail. Staircase to the first floor with understairs store, TV point. Coal effect gas fire set within a superb fireplace with granite hearth and attractive surround.



Generous refitted kitchen 11'5 x 8'

Fitted with a comprehensive range of base and wall cupboards with granite effect work surfaces. Plumbing for washing machine, space for fridge freezer and electric cooker point with extractor over. 2 ½ bowl stainless steel sink unit with mixer tap, ceiling light and fan and low voltage ceiling lighting. Leading to:



Superb sunny conservatory 10'7 x 10'

French doors to the private and neatly maintained lawned gardens, windows to the rear. Laminate flooring, TV point and ceiling light and fan.



To the first floor: Landing

Low voltage ceiling lighting and access to the loft.

Bedroom 1 **11'7 x 11'2**

Window to the rear with an attractive outlook across the garden. Ceiling light and fan, ceiling coving. Fitted with a range of attractive wardrobes.



Bedroom 2 **11'7 x 9'3**

Window to the front, ceiling light and coving. Beech laminate flooring.

Attractive bathroom

Obscured window to the side. Panelled bath with Mira electric shower over, low suite wc and pedestal wash basin. Fully tiled walls, ceiling light and extractor.



Outside

To the front is a fully stocked shrub garden, with paved path to the front entrance. Paved and gravelled drive leading to the detached garage, with light and power. The rear gardens are fully enclosed and enjoy sunny southerly aspect and high degree of privacy. Timber decking, generous lawn and fully stocked flower and shrub borders. External power connection.



