



MORFITT SHAW

Independent Estate Agents

Lincombe Drive, Roundhay



A spacious two double bedroom semi detached home, providing first rate refitted accommodation with new kitchen and bathroom, and useful utility room extension. Set within very attractive and private lawned gardens of a good size and enjoying an ideal location close to first rate schools and shops.

£138,950

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Introduction

A spacious two double bedroom semi detached home, with excellent refitted kitchen and bathroom, with a useful utility room extension to the side. Set within superb and very private lawned gardens, the stylish accommodation comprises; entrance hall, bright and spacious sitting room and dining area, breakfast kitchen, utility room, two generous double bedrooms and refitted bathroom.

The property enjoys a popular and very handy location with excellent schools nearby, as well as a selection of shops and regular bus services to Leeds centre. Roundhay Park is also nearby.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Entrance hall

art obscure glazed PVCu front entrance door and window to the side. Staircase to the first floor, understairs store. Ceiling light and coving, laminate flooring.

Spacious sitting room with dining area 19'4 x 10'7

Side window to the front and new patio doors to the timber decking and private rear garden. Two ceiling lights and coving, TV point and broadband connection. Coal effect gas fire.



Refitted kitchen 12'7 x 7'5

Window to the rear. Fitted with a range of attractive base and wall cupboards with laminate work surfaces and breakfast bar. Integrated fridge freezer. Baumatic integrated ceramic hob with extractor over and double oven beneath. 1 ½ bowl stainless steel sink unit with mixer tap. Ceramic tiled floor, ceiling light and fully tiled walls.



Utility room

Window to the side, half glazed hardwood rear entrance door. Plumbing for washing machine and vent for dryer. Stainless steel sink unit with mixer tap, ceiling light and access to roof void.

To the first floor: Landing

Window to the side. Linen cupboard, ceiling light and coving Loft access and pull down ladder.



Bedroom 1 **15'1 x 9'**

Two windows to the front, ceiling light and picture rail. Full length range of fitted wardrobes, and additional useful recessed wardrobe. TV point.



Bedroom 2 **12'2 x 10'**

Window to the rear overlooking the garden. Fitted wardrobes, ceiling light and picture rail.



Refitted bathroom

Obscured windows to the side and rear. Panelled bath with thermostatic shower over and screen to the side, low suite wc and pedestal wash basin. Fully tiled walls, low voltage ceiling lighting and beech laminate flooring.



Outside

The property is set within very attractive lawned gardens. To the front is a central lawn with stocked borders and privet hedging to the boundaries. A gated path leads to the rear, which is fully enclosed and very private. Timber decking, greenhouse and outside store. Neatly tended lawns and fully stocked flower and shrub borders.



