



MORFITT SHAW

Independent Estate Agents

Chelwood Grove, Roundhay



A first rate semi detached family home, providing stylish three bedroom accommodation and set within excellent lawned gardens. Located on a sought after street close to excellent schools, local shops and Roundhay Park. An early viewing is recommended.

£217,500

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Introduction

A stylishly presented semi detached family home with attractive and modern kitchen and bathroom, set within generous and private lawned gardens. The neutrally decorated, spacious accommodation comprises; entrance hall, large sitting room with dining area, good sized kitchen, three generous bedrooms and bathroom and separate wc.

Roundhay is a well established and highly regarded area with first rate schools, local shops at Street Lane and easy access to Leeds centre. Roundhay Park is also nearby.

Accommodation

With PVCu double glazing and gas central heating.

To the ground floor: Entrance hall

PVCu front entrance door with obscured window to the side. Staircase to the first floor, ceiling light.

Spacious sitting room 17'1 x 12'2

Bay window to the front, ceiling light and coving. Tiled fire recess, TV and telephone points. Leading to:



Dining area 10'4 x 8'3

French doors to the large rear garden and paved patio. Ceiling light and coving.

Spacious refitted kitchen 10' x 10'

Window to the rear and hardwood side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces. Integrated gas hob with extractor over and oven under, plumbing for washing machine and 1 ½ bowl stainless steel sink unit with mixer tap. Space for fridge freezer and useful pantry.



Directions



From our office turn right on to Street Lane and take the fifth right on to Chelwood Drive. At the junction turn right on to Chelwood Grove. 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.