



# MORFITT SHAW

Independent Estate Agents

## **Gipton Wood Place, Oakwood**



**A skilfully extended semi detached family home, providing extensive, spacious accommodation and benefiting from consent to further extend providing a fourth bedroom and shower room.**

**Providing excellent driveway parking and detached garage, the property is ideally located close to excellent schools and many shops.**

**£194,950**

Morfitt Shaw Ltd, 80 Street Lane, Leeds, LS8 2AL  
Tel : 0113 393 0113 Fax : 0870 220 3169  
info@morfittshaw.co.uk www.morfittshaw.co.uk  
Company registration no. 04859434.

## Introduction

A substantially extended semi detached family home, with planning consent for further extension to create a first floor fourth bedroom and shower room. The property is presented to a high standard throughout and is set within attractive lawned gardens with excellent driveway parking and detached garage. The accommodation comprises; entrance hall, 24 foot sitting room, 20 foot living kitchen, large dining conservatory, three bedrooms and bathroom.

Oakwood is a very popular residential area, with a number of shops at Oakwood Parade and further along on Roundhay Road. Roundhay Park and excellent schools such as Roundhay High are also nearby.

## Accommodation

With gas central heating, sealed unit double glazing.

### To the ground floor: Entrance hall

Part multipaned hardwood front entrance door, leaded and obscure glazed window to the front. Staircase to the first floor, ceiling light and coving.

### Spacious sitting room 24' x 12'

Bay window to the front, two ceiling lights and TV point. Gas fire set within an impressive fireplace with marble hearth. Double multipaned doors to:



### Living kitchen 20'8 x 9'9 extending to 17'4 in to utility area

#### Living area

Ceiling light and TV point. Patio doors to the large dining conservatory.

#### Kitchen

Windows to the rear and side. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated five burner gas hob with extractor over and oven under. Stainless steel sink unit with mixer tap, ceiling light and beech laminate flooring.



#### Utility area

Hardwood side entrance door. Recess for fridge freezer, plumbing for washing machine and dishwasher. Breakfast bar and ceiling light.

### **Large dining conservatory 13'6 x 13'**

French doors to the attractive rear garden, windows also overlooking the gardens. Ceiling light and fan.



### **To the first floor: Landing**

Obscured staircase window, ceiling light and access to the loft room with Velux windows. Accessed via a retractable ladder.

### **Bedroom 1 11'5 x 10'9**

Window to the front, ceiling light and fitted wardrobes.

### **Bedroom 2 10'7 x 10'4**

Window to the rear, ceiling light.

### **Bedroom 3 6'7 x 6'6**

Window to the front, ceiling light.



### **Bathroom**

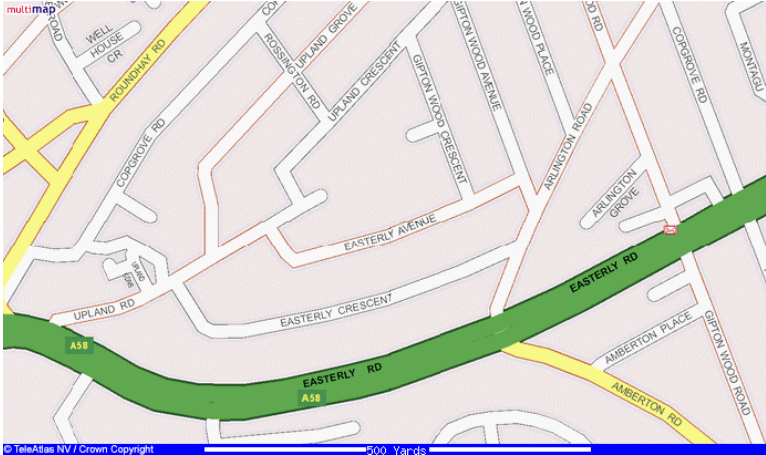
Obscured windows to the side and rear. Corner panelled bath with shower attachment, low suite wc and pedestal wash basin. Fully tiled walls, ceramic tiled floor and ceiling light. Useful cupboard.

### **Outside**

To the front is a lawned garden with mature shrubs and brick wall to the front. Gated driveway providing generous off street parking and leading to the detached garage to the rear. The rear garden is sunny and enclosed, with a central lawn and stocked flower borders.



## Directions



From our office, turn left on to Street Lane and continue ahead on to Oakwood Lane at the Oakwood Clock traffic lights. Take the fifth right on to Montagu Place, and Gipton Wood Place is the fourth right. The property is identified by a Morfitt Shaw 'For Sale' board on the left hand side.

**Agent's notes :** The property is freehold. All mains services are provided. Viewing strictly by appointment only.

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## Big enough to impress, small enough to care.