



MORFITT SHAW

Independent Estate Agents

Carr Manor View, Moortown



A traditional semi detached family home, set within private lawned gardens with a large detached garage and providing spacious three bedroom accommodation. Ideally located close to highly rated schools and providing easy access to Leeds centre, an early viewing is highly recommended.

£194,950

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Introduction

A bright and spacious family home, providing three bedroom accommodation which is set within private lawned gardens. With a substantial detached garage and generous driveway parking, the property is ideally located in the sought after area of Moortown.

Moortown is a popular and well established residential area, with highly regarded schools, a variety of local shops and excellent transport links to Leeds centre. An early viewing is highly recommended.

Accommodation

With gas central heating and part PVCu double glazing.

To the ground floor: Entrance hall

Multipaned front entrance door, obscured window to the side. Staircase to the first floor with understairs store. Ceiling light and telephone point.

Sitting room 16'10 x 12'5

Bay window to the front, ceiling light and TV point. Gas fire set within an attractive fireplace. Folding doors to:



Dining area 10'6 x 8'3

Window to the rear, overlooking the rear garden, ceiling light.

Breakfast kitchen 10'1 x 10'

Window to the rear and half multipaned hardwood side entrance door. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated electric hob with extractor over and oven under, plumbing for washing machine and space for fridge freezer. 1 ½ bowl sink unit with mixer tap. Recessed ceiling spotlights and useful pantry.



To the first floor: Landing

Obscured staircase window, ceiling light and loft access.

Bedroom 1 16'7 x 12'

Bay window to the front, ceiling light and fitted wardrobes with overhead cupboards.

Bedroom 2 11'3 x 11'

Window to the rear, ceiling light.

Bedroom 3 10'2 x 7'4

Window to the front and ceiling light. Fitted cupboard.



Bathroom

Obscured window to the side. Panelled bath with shower attachment, pedestal wash basin. Fully tiled walls, ceiling light and cupboard.

Separate wc

Obscured window to the side. Low suite wc, fully tiled walls and ceiling light.

Outside

To the front is a lawned garden with stocked flower and shrub borders, brick wall to the front and timber boundary fencing. Paved drive providing generous off street parking and leading to the substantial detached garage with up and over door. The rear garden is accessed by a timber gate, with central lawn and stocked borders.

