



MORFITT SHAW

Independent Estate Agents

Hillside Court, Chapel Allerton



Enjoying an attractive wooded outlook to the front, this bright and spacious two double bedroom apartment is positioned on the ground floor of this highly sought after development, which benefits from a private garage and is within a short walk of the busy shops and restaurants of Chapel Allerton.

£139,950

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Introduction

A well presented apartment, providing bright and spacious two double bedroom accommodation, positioned on the ground floor of this sought after development which enjoys an attractive outlook across mature woodland. The excellent accommodation briefly comprises entrance lobby, spacious sitting room with dining area, kitchen, two double bedrooms and bathroom. The property is set within well maintained grounds, with a private garage.

Chapel Allerton is an extremely popular area, with a range of exclusive shops, cafes and restaurants and provides easy access to Leeds centre. This development is particular enjoys a superb location, being on the edge of Chapel Allerton overlooking Gledhow Valley Woods.

Accommodation

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

To the ground floor: Private entrance lobby

Glazed front entrance door and window to the front.

Spacious sitting room and dining area 18'5 x 11'5

Wide window to the front. Stripped and polished floorboards, five wall light points and TV point.



Kitchen

9'4 x 7'8

Window to the front. Fitted with a range of base and wall cupboards with laminate work surfaces and part tiled walls. Integrated gas hob with oven under, plumbing for washing machine and dishwasher, space for undercounter fridge. Ceiling light.

Central hall

Stripped and polished floorboards, three useful store cupboards and ceiling light.

Bedroom 1 14'5 x 11'4

Wide window to the rear, ceiling light and stripped and polished floorboards.

Bedroom 2 11'5 x 11'4

Wide window to the rear, ceiling light and recessed shelved cupboard. Stripped and polished floorboards.



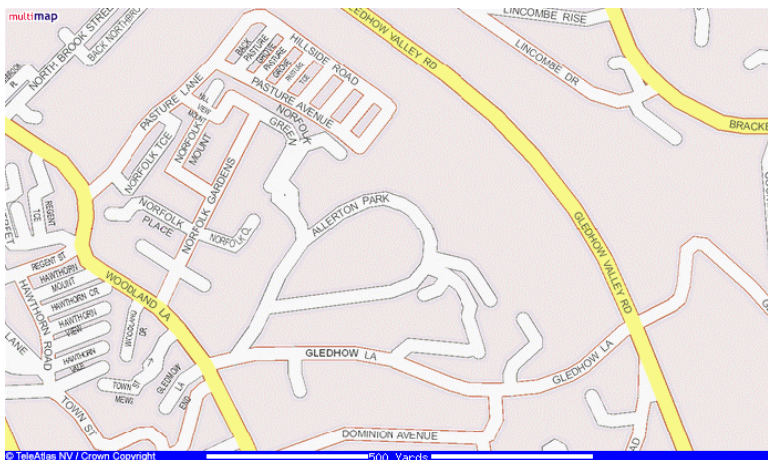
Bathroom

Panelled bath with shower attachment, low suite wc and pedestal wash basin. Part tiled walls, ceiling light and light oak laminate flooring.

Outside

The development is surrounded by lawned grounds, with mature trees to the boundaries, and stocked flower and shrub borders. Ample parking space and **private garage**.

Directions



From our office turn right on to Street Lane and take a right on to Harrogate Road at the traffic lights. Take a left at the bottom of the hill on to Gledhow Valley Road At the crossroads, turn right on to Gledhow Lane and Hillside Court is immediately on the right hand side.

Agent's notes : The property is leasehold. 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.

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Big enough to impress, small enough to care.