



MORFITT SHAW

Independent Estate Agents

Dene House Court, Woodhouse



A superb two bedroom, two bathroom apartment situated on the first floor of this modern purpose built development, which is within a very short walk of Leeds University and the surrounding shops and restaurants.

£169,950

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

Presenting a spacious, two bedroom, two bathroom apartment, with large living areas and secure parking. Located within a short distance of Leeds University, with Leeds centre a short commute away, there is also a wide range of shops and restaurants.

A full internal viewing is strongly recommended, in order to fully appreciate the size and quality of the accommodation on offer.

Accommodation

With electric storage heating and double glazed windows.

Communal entrance hall

With entrance door with speakerphone entry system. Stairs to the first floor.

Entrance hall

With private entrance door, entry phone and ceiling light.

Sitting room **13'6 x 10'9**

With wide window, telephone and TV points. Ceiling light. Leading to:

Kitchen area

Fitted with base and wall cupboards with laminate work surfaces. Electric hob and oven, with extractor over. Integrated fridge, stainless steel sink and ceiling light.



Bedroom 1 **13'4 x 9'6**

Window to the front, ceiling light.

En suite bathroom

Modern suite comprising bath with hand held shower attachment, pedestal wash basin and low suite wc. Part tiled walls, shaver point and extractor fan.

Dressing area

A useful space, which could easily be fitted with wardrobes.



Bedroom 2

10'5 x 9'6

Window to the front, ceiling light.

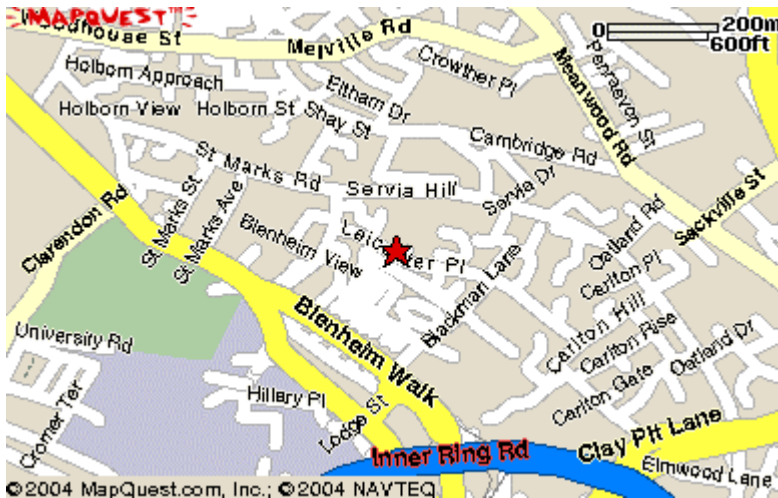
Bathroom

Fitted with a modern good quality suite including; panelled bath with hand held shower attachment, pedestal wash basin and low suite wc. Shaver point, ceiling light and part tiled walls.

Outside

There is generous parking both for occupiers and visitors, with landscaped grounds surrounding the development. There is a security gate providing access to the parking area, with a pedestrian security gate to the side.

Directions



From the Leeds University Parkinson Building, continue up Woodhouse Lane, and turn right at the traffic lights on to St Mark's Road. Take the second right on to Leicester Place, and Dene House Court is on the left hand side, identified by a Morfitt Shaw 'For Sale' board.

Agent's notes : The property is leasehold. All mains services, except gas, are provided. Viewing strictly by appointment only.

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.