



MORFITT SHAW

Independent Estate Agents

Brackenhurst Drive, Moortown



An impressive three bedroom, two bathroom duplex apartment, situated on the second and third floors of this exclusive development, which enjoys easy access to a wide range of excellent amenities, and rapid access to Leeds centre.

£234,950 - No chain

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

This unusually spacious duplex apartment has an especially bright and airy feel, and provides thoughtfully planned three bedroom accommodation across two floors. Positioned across the second and third floors of this exclusive, recently constructed development, and set within well maintained grounds, this impressive apartment enjoys a prime North Leeds location.

The generous accommodation comprises in brief: private entrance hall, inner hall, spacious sitting room with Juliet balcony, integrated breakfast kitchen, three generous bedrooms, one with en suite, and house shower room.

Moortown is a highly regarded and well established residential district, providing a wide range of excellent shops and restaurants, and rapid access to Leeds centre either by car or the regular local transport network.

Accommodation

With electric storage heating, PVCu double glazing and secure entry system.

To the ground floor: Communal entrance hall

With secure entry system, ceiling lighting and staircase to the upper floors.

To the second floor: Private entrance hall

Hardwood entrance door, beech laminate flooring and staircase to the third floor. Ceiling light and coving.

Inner hall

Secure entry phone, beech laminate flooring, useful store cupboard. Ceiling light and coving.

Spacious sitting room 21'4 x 14'

With a window to the far side, and French doors with 'Juliet' balcony. Beech laminate flooring, two ceiling lights and ceiling coving. Telephone and TV points.



Superb breakfast kitchen 17' x 8'6

A bright room, with two windows to the rear. Fitted with a comprehensive range of birch base and wall cupboards, with laminate work surfaces, countertop lighting and part tiled walls. Integrated Zanussi stainless steel halogen hob with extractor and stainless steel splashback over, and electric oven under. Integrated Zanussi dishwasher and washer dryer, circular stainless steel sink, and space for fridge freezer. Ceiling lights.



Bedroom 3 13'9 x 9'7

Window to the front. Fitted wardrobes providing generous hanging space and shelved storage. Ceiling light, TV and telephone points.

Shower room

With a walk in shower cubicle with Grohe thermostatically controlled shower, pedestal wash basin and low suite wc. Part tiled walls, low voltage ceiling lighting and shaver point. Extractor fan.

To the third floor: Landing

Ceiling light. Airing cupboard with slatted shelving and ceiling light.

Master suite

Bedroom 16'8 x 11'10

With a window to the front. Fitted wardrobe providing generous hanging space and additional shelved storage. TV and telephone points, ceiling light.

Bathroom

Velux window to the front. Panelled bath with hand held shower attachment, low suite wc and pedestal wash basin. Part tiled walls, low voltage ceiling lights and extractor fan. Shaver point.



Bedroom 2 16'8 x 11'10

Window to the rear, ceiling light, TV and telephone points.

