



MORFITT SHAW

Independent Estate Agents

Parkland Drive, Meanwood



A very spacious and well presented three bedroom semi detached family home with an attractive, refitted kitchen and set within excellent lawned gardens on a popular street in North Leeds.

£219,950 – No chain

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Introduction

Presenting a large than average three bedroom semi detached property, which is ideal for the discerning family buyer, set within very private lawned gardens on a sought after street.

The spacious and well presented living space briefly comprises; entrance hall, large and bright sitting room, dining room, spacious kitchen, three generous bedrooms, good sized bathroom and separate wc. The gardens are a particular feature, being very private and fully enclosed extending to a good length, with well stocked flower and shrub borders.

This family home is located in a particularly sought after street in a popular area of North Leeds, within a short walk of shops, with excellent schools nearby. Leeds centre is a short commute, either by car or the local transport network.

Accommodation

With gas fired central heating and many charming original features.

To the ground floor: Entrance hall

Stripped and polished floorboards. Original entrance door with circular window with decorative stained glass detailing. Further windows to the side and over, also with stained glass detailing. Delft rack, ceiling light and ceiling coving. Decorative painted panelled walls. Staircase to the first floor.

Sitting room 16'10 x 11'8

Wide leaded bay window to the rear garden. Stripped and polished floorboards. Two wall light points, ceiling light and ceiling coving. TV point. Open fire with traditional cast iron surround and interior, and tiled hearth.



Dining room 14' x 12'4

Bay window with stained glass transoms. Stripped and polished floorboards, ceiling light and ceiling coving.



Refitted kitchen**13'9 x 7'9**

Window to the rear and part glazed side entrance door. Refitted with a comprehensive range of base and wall cupboards, with laminate work surfaces. Fridge, stainless steel sink unit. Part tiled walls, two ceiling lights and useful shelved pantry. Tiled recess for gas range.

**To the first floor****Landing**

Obscured leaded staircase window with decorative stained glass inserts. Useful storage cupboards, loft access and ceiling light.

Bedroom 1**13'6 x 11'5**

Bay window to the front. Ceiling coving and light.

Bedroom 2**13'8 x 11'5**

Window overlooking the rear garden, ceiling light.

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

Window to the front, ceiling light and ceiling coving. Telephone point.

**Bathroom**

Obscured window to the side. Panelled bath with shower attachment set within alcove, pedestal wash basin. Part tiled walls, airing cupboard. Heated towel rail. Ceiling coving and ceiling light.

**Separate wc**

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

Outside

The front of the property is set behind timber fencing, with a gated paved driveway providing off street parking and leading to the detached single garage with twin doors. The front garden is thoughtfully designed, being low maintenance with a variety of hardy shrubs. The extensive rear garden is very private, with the lawn being surrounded by well stocked and neatly tended flower and shrub borders. The large paved patio is ideal for summer entertaining, and adjoins the rear of the property. To the far end of the garden is a productive apple tree, with a timber garden shed and box and laurel hedging.

Directions



From our office, turn right on to Street Lane, go straight over at the Harrogate Road and then Scott Hall Road traffic lights, and turn left on to Stonegate Road. At the roundabout take the first exit and continue down Stonegate Road. Take the second right on to Parkland Drive, and the property is on the left hand side.

Agent's notes : The property is freehold. All mains services 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 now open until 8pm on Wednesday, Sunday 12.00–3.00pm.

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Big enough to impress, small enough to care.