



# MORFITT SHAW

Independent Estate Agents

## Carr Manor Drive, Moortown



**A superb, much improved three bedroom semi detached family home with a spacious refitted kitchen, refitted luxury bathroom, and generous and very private lawned gardens, which enjoys a popular location close to excellent shops and schools. An early viewing is essential to fully appreciate this first rate home.**

**£179,950 – No chain**

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## Introduction

Having been upgraded and refitted to a high standard, this first rate family home provides excellent accommodation ready to move straight in to. Set within generous and private lawned gardens in the popular area of Moortown, it provides easy access to a wide range of busy shops and sought after primary and secondary schools. The excellent family accommodation briefly comprises; entrance hall, sitting room, dining room, spacious refitted kitchen, three generous bedrooms, refitted bathroom and separate wc. There is generous driveway parking a detached single garage.

Moortown is a highly popular and well established residential area, within a short distance of many shops and good schools, and providing easy access to Leeds centre either by car or the regular local transport network. An early viewing is highly recommended.

## Accommodation

With gas fired central heating, PVCu double glazing and security alarm system.

### To the ground floor: Entrance hall

PVCu front entrance door with central window. Obscured window to the side. Staircase to the first floor, beech laminate flooring and understairs store cupboard. Ceiling light and coving, telephone point.

### Spacious sitting room 17' x 12'5

With a wide bay window to the front. Gas coal effect fire set within feature fireplace with marble hearth and decorative surround. Ceiling light, coving and TV point. Archway leading to:



### Dining room 10'6 x 8'3

French doors leading to the superb rear garden. Ceiling light and coving.



**Spacious kitchen**                      **10' x 10'**

Half glazed PVCu side entrance door, and window to the rear, overlooking the lawned gardens. Fitted with a comprehensive range of base and wall cupboards, with laminate work surfaces and part tiled walls. Gas cooker point, with extractor over, ceiling light and plumbing for washing machine and space for fridge freezer.



**To the first floor: Landing**

Obscured staircase window, ceiling light and loft access.

**Bedroom 1**                                      **16'7 x 11'3**

With a wide bay window to the front, ceiling light.

**Bedroom 2**                                      **11'4 x 11'**

Window to the rear, ceiling light and coving.

**Bedroom 3**                                      **10'1 x 7'3**

A good sized third bedroom, with a window to the front. Ceiling light, coving and recessed wardrobe with generous hanging space.

**Stylish refitted bathroom**

Obscured window to the side. Panelled bath with electric shower over and screen to the side, and pedestal wash basin. Electric heated towel rail, part tiled walls and ceramic tiled floor and ceiling light. Cupboard housing the gas combi boiler, with shelving over.

**Separate wc**

Obscured window to the side, low suite wc and ceiling light. Ceramic tiled floor.

**Outside**

To the front is a lawned garden, with well stocked shrub borders and a low built garden wall. The tarmac driveway provides generous parking, and with a gate halfway along, leads to the **detached single garage** with up and over door and electric power and light.

The rear garden is of a good size, with a large central lawn, and a range of shrubs providing a



