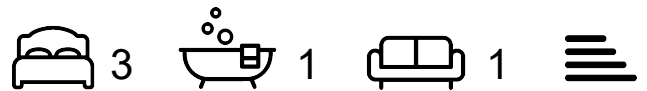




Harwill Grove

Morley, Leeds, LS27 7QH

Guide Price £240,000



GUIDE PRICE OF £240,000 - £250,000

Situated on a generous corner plot, this three-bedroom, spacious semi-detached bungalow features a front porch and a hallway leading to a lounge, a modern family kitchen, two bedrooms, and a shower room. The first floor offers an additional bedroom with a useful landing space, ideal for quiet contemplation or a workspace for those working from home. The gardens provide excellent outdoor space and a great deal of privacy, with established trees, conifers, seasonal plants, shrubs, and a rockery. In 2022, the property received a new resin driveway leading to a large single detached garage with a remote-controlled up-and-over door. Churwell is a popular location offering a range of schools, shops, and amenities. It also provides easy access to the lively and bustling Morley town centre, which features a covered market, a leisure centre, and a train station. Additionally, there is access to the M62, which connects to the M1 and A1(M) motorway networks, as well as a range of buses leading to various neighbouring towns and villages. No onward chain.



PORCH

Entrance through a composite double-glazed door, with a fitted radiator, leading to the hallway.

HALLWAY

Enter through a timber door into the hallway, which provides access to all ground floor rooms and bedrooms and stairs to the first floor, along with useful understairs storage.

LOUNGE 14'2" x 11'6" (4.34m x 3.53m)

The feature focal point is a wooden fire surround with an inset electric fireplace, complemented by a large double-glazed window, fitted wall lights, coving to the ceiling, and a fitted radiator.

KITCHEN 12'7" x 8'5" (3.86m x 2.57m)

The kitchen is fitted with a modern range of floor and wall units, featuring an inset stainless steel sink, work surfaces, base cupboards, and integrated fridge and freezer housing. It includes a stainless steel built-under cooker with an electric oven, a four-ring gas hob, and a cooker hood. The kitchen also boasts a brick-tiled ceramic splashback, tile-effect laminate flooring, a double-glazed window, and a composite door to the side.

BEDROOM 2 9'3" x 8'1" (2.84m x 2.47m)

A double bedroom featuring fitted floor-to-ceiling wardrobes along one side, a fitted radiator, and a window.

BEDROOM 3 9'3" x 8'1" (2.84m x 2.47m)

A double bedroom with fitted wardrobes, a fitted radiator, and a window.

SHOWER ROOM

Fully ceramic tiled bathroom featuring a walk-in double shower with a fitted screen and wall-mounted mixer shower, including an overhead rain shower attachment. It also includes a pedestal wash basin, a low flush WC, a frosted double-glazed window, a fitted radiator, and additional useful storage space.

LANDING

Spindle staircase leading to the first floor, providing useful space for those working from home or seeking a quiet area for contemplation away from the main family residence. The area includes useful fitted storage into the eaves, housing the main house boiler, and featuring a further double-glazed window.

BEDROOM1 11'9" x 11'5" (3.60m x 3.48m)

Another double bedroom featuring fitted wardrobes along one side, a fitted radiator, and a double-glazed window.

GARDENS

The property boasts gardens on three sides, providing privacy at the front with established trees and ample space for enthusiastic gardeners to create their own Zen garden. The rear garden offers a good degree of privacy and features a patio seating area, along with elevated garden space ideal for relaxing and enjoying late summer evenings with family and friends.

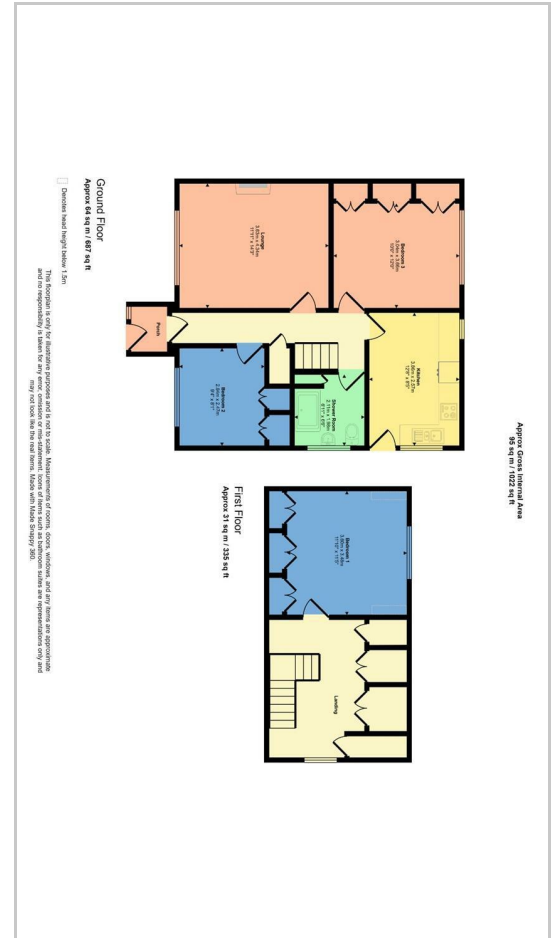
GARAGE

In 2022, the property received a new resin driveway leading to a newly installed large single garage with a remote-controlled electric up-and-over door.

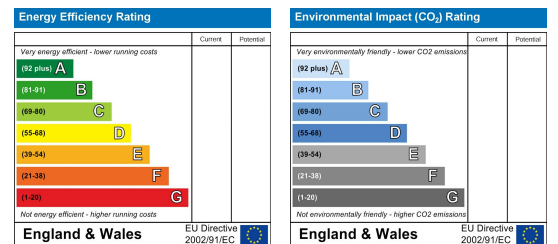
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.