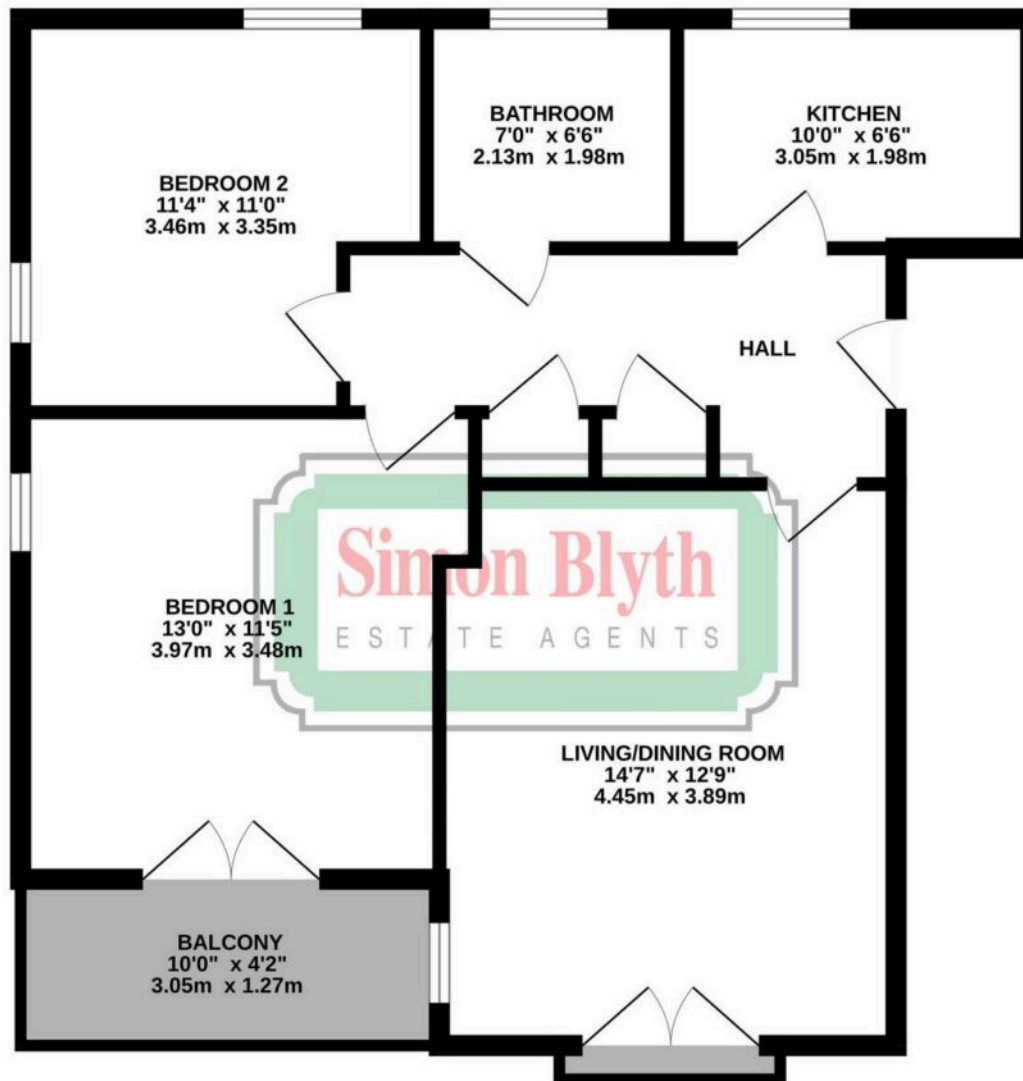




Carson Grove, Morley

Leeds

Offers in Region of **£190,000**



CARSON GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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19 Carson Grove

Morley, Leeds

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

SUPERBLY APPOINTED, FIRST FLOOR, TWO DOUBLE BEDROOM APARTMENT, OCCUPYING A PARTICULARLY ENVIABLE POSITION, IN THE SOUGHT AFTER DEVELOPMENT OF ST. ANDREWS PLACE, MORLEY. WITH OPEN ASPECT VIEWS TO THE REAR OVER THE GREEN, RECREATIONAL AREA AND WITH A PLEASANT WOODLAND BACKDROP. THE APARTMENT HAS BEEN TASTEFULLY IMPROVED BY THE CURRENT VENDORS AND IS IN IMMACULATE CONDITION. VIEWINGS ARE ADVISED TO TRULY APPRECIATE THE QUALITY OF ACCOMMODATION AND THE OUTLOOK AVAILABLE.

The accommodation briefly comprises of entrance hall, kitchen, spacious lounge, two double bedrooms, the principal bedroom with balcony to the rear having fantastic open aspect views, and the house bathroom. Externally there are communal grounds and an allocated parking space.

- SUPERBLY APPOINTED, FIRST FLOOR, TWO DOUBLE BEDROOM APARTMENT
- OCCUPYING A PARTICULARLY ENVIABLE POSITION
- WITH OPEN ASPECT VIEWS TO THE REAR OVER THE GREEN

Simon Blyth
ESTATE AGENTS



ENTRANCE HALL

Enter into the property through a composite front door from the communal first floor landing into the entrance hall. The entrance hall is neutrally decorated to a high standard. There is a ceiling light point, a radiator and multipaneled doors which provide access to the open plan living dining room, the kitchen, two double bedrooms, the bathroom and the enclosed, useful storage cupboards and cloak cupboards.

OPEN PLAN LIVING DINING ROOM

14' 7" x 12' 9" (4.45m x 3.89m)

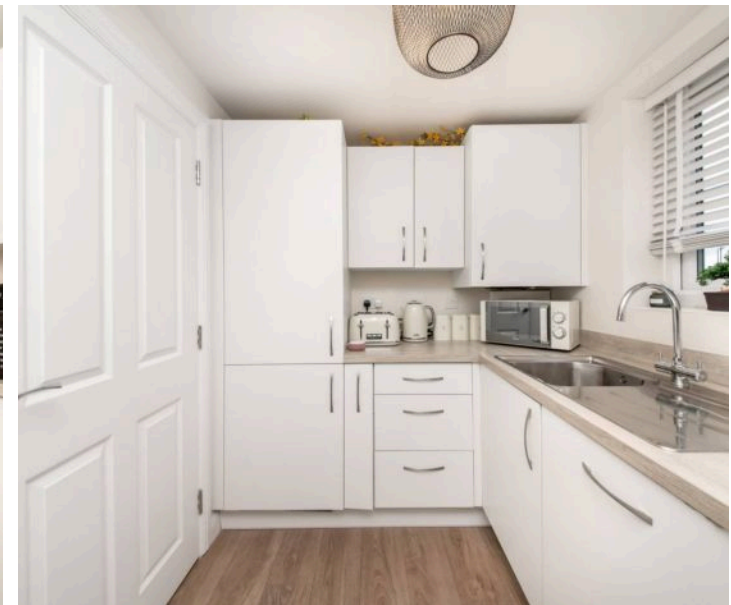
The open plan living dining room is a generously proportioned, light and airy space with dual aspect windows. There is a double-glazed window to the side elevation and a double-glazed Juliet balcony to the rear elevation which takes full advantage of the pleasant open aspect views across the green, the recreational areas and a pleasant woodland backdrop beyond. The open plan living dining room features a central ceiling light point, two radiators, television and telephone points and an extraction vent for the MVHR unit.

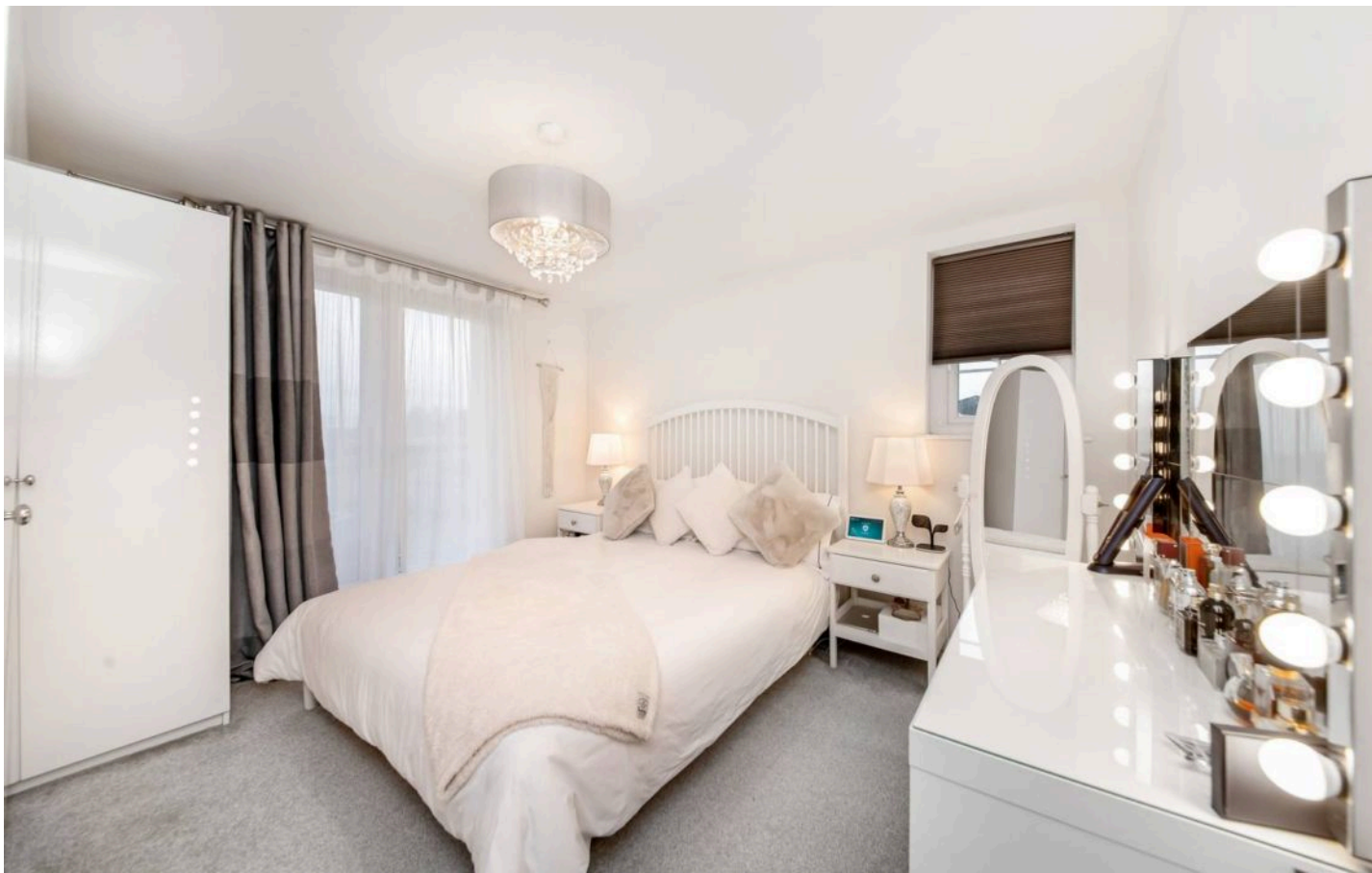


KITCHEN

10' 0" x 6' 6" (3.05m x 1.98m)

The kitchen features a wide range of fitted wall and base units with complimentary work surfaces over. The work surfaces incorporate a single bowl stainless steel sink and drainer unit with a chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances which include a four-ring Zanunssi gas hob with ceramic splash back and canopy style cooker hood over and a built-in electric fan assisted oven. There is an integrated dishwasher, a built-in washer dryer and an integrated fridge and freezer unit. The kitchen features a double-glazed window to the rear elevation with a tiled sill, an extraction vent and soft closing doors and drawers. A cupboard houses the wall-mounted combination boiler, and a further cupboard houses the EnviroVent MVHR system.





BEDROOM ONE

13' 0" x 11' 5" (3.96m x 3.48m)

As the photography suggests, bedroom one is a generously proportioned, light and airy double bedroom which benefits from dual aspect windows. There is a double-glazed window to the side elevation and double-glazed French doors to the rear elevation, providing access to a balcony. There is a central ceiling light point, a radiator and an extractor vent.



BALCONY

The balcony is accessed via double-glazed French doors from the principal bedroom. This is a fabulous balcony which is particularly private and sheltered, and features composite decked flooring and a wrought iron handrail and balustrade. The balcony enjoys a pleasant south westerly aspect with views across the green and recreational areas and with the tree-lined backdrop beyond.



BEDROOM TWO

11' 4" x 11' 0" (3.45m x 3.35m)

Bedroom two, again, is a generously proportioned double bedroom which has ample space for free standing furniture. There are dual aspect windows to the front and side elevations, a central ceiling light point and a radiator. The room is currently being utilised as a walk-in wardrobe/dressing room.

BATHROOM

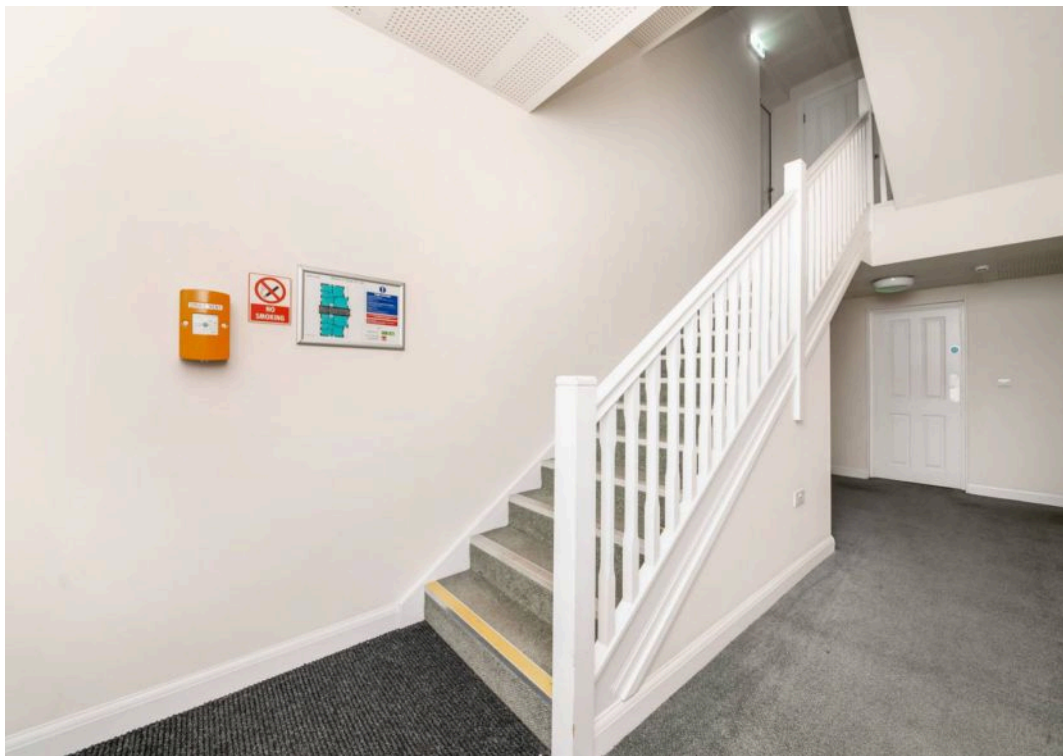
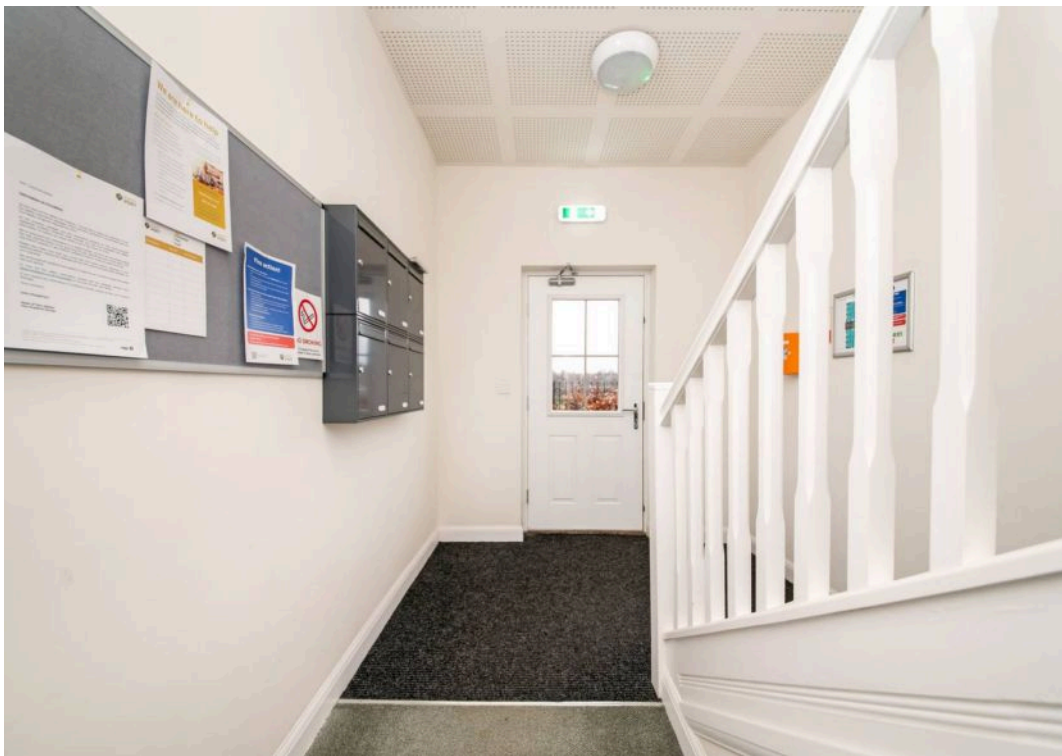
7' 0" x 6' 6" (2.13m x 1.98m)

The bathroom features a modern contemporary three-piece suite which comprises of a low-level W.C with push button flush, a pedestal wash hand basin with a chrome Monobloc mixer tap and a panel bath with a thermostatic shower over and a glazed shower guard. There is attractive tiling to the splash areas, high quality flooring, a ceiling light point, a radiator and an extractor fan. Additionally, there is a double-glazed window with obscured glass to the rear elevation.

ADDITIONAL INFORMATION

PLEASE NOTE: The MVHR system is a mechanical ventilation with a heat recovery system which extracts moist air and simultaneously draws in fresh air from the outside which is then warmed through the heat recovery system.





ADDITIONAL INFORMATION

PLEASE NOTE: This property does hold an NHBC Guarantee for 5 years.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Date printed: 29.01.25

PROPERTY VIEWING NOTES -

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