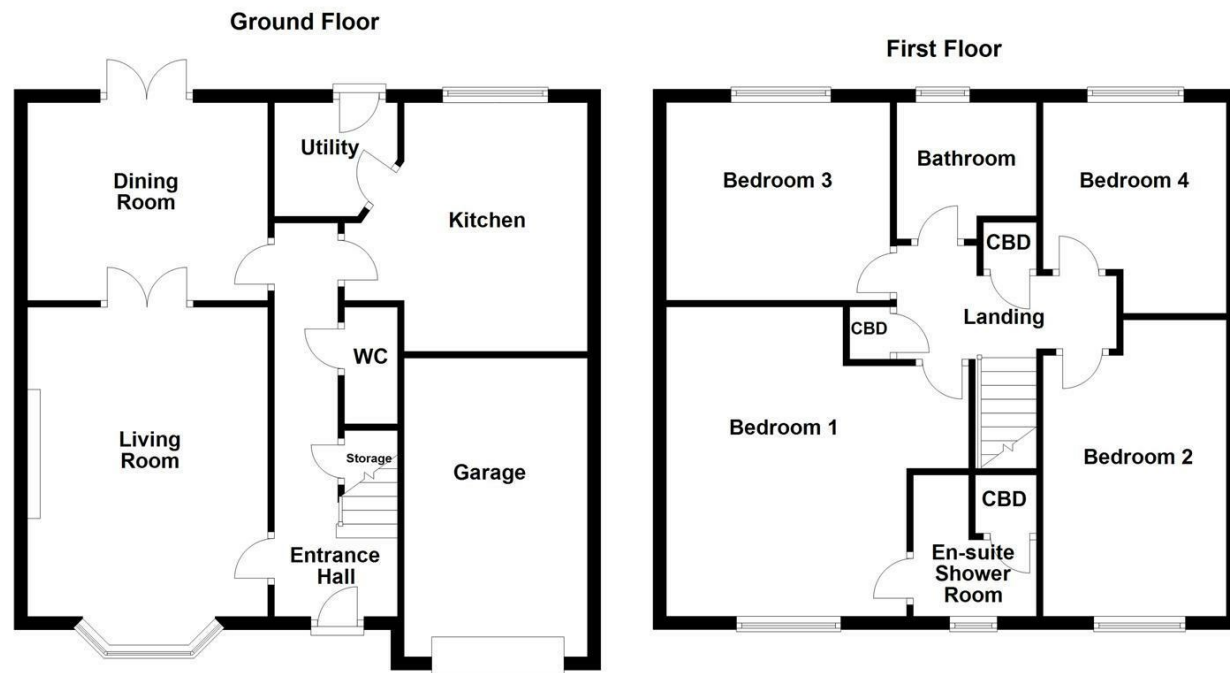




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 7 Watering Meadow, Morley, Leeds, LS27 8BF

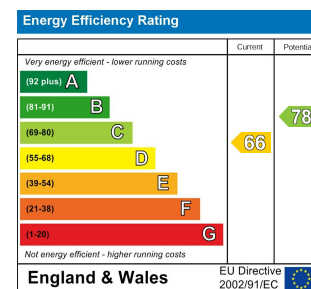
**For Sale Freehold £440,000**

Nestled into a cul-de-sac location in Morley and offered with no chain is this four bedroom detached family home featuring generously proportioned accommodation throughout along with front and rear gardens as well as ample off road parking.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen and the downstairs w.c. Both the living room and dining room are interconnected. The kitchen leads to the utility area. To the first floor landing there is access to the loft, four bedrooms, bedroom one benefiting from en suite shower facilities and the house bathroom/w.c. Outside, to the front there is a tarmac driveway providing off road parking for several vehicles. The remainder of the front garden is mainly laid to lawn. To the rear, the garden is tiered, the lower tier being laid to lawn with paved patio area ideal for outdoor dining and entertaining purposes. Space for a garden shed and the upper tier being mainly planted features. The garden is fully enclosed.

This property would make an ideal purchase for a range of buyers looking in the Morley area and is ideally located for facilities such as shops and well regarded schools, as well as transport links with the motorway links and Morley train station.

Only a full internal inspection will show what is to offer and also an early viewing comes highly advised.



### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
 Pontefract & Castleford office 01977 798844  
 Ossett & Horbury offices 01924 266555  
 and Normanton office 01924 899870.  
 Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage





## ACCOMMODATION

### ENTRANCE HALL

Front entrance door, coving to the ceiling, central heating radiator, stairs to the first floor landing with understairs storage cupboard, doors leading to the living room, dining room, kitchen and the downstairs w.c.

### DOWNSTAIRS W.C.

28" x 5'10" [0.83m x 1.78m]

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with tiled splashback.

### KITCHEN

11'10" x 12'0" max x 8'9" min [3.62m x 3.67m max x 2.69m min]

Central heating radiator, door into the utility and a range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob with extractor hood above, integrated oven, space for dishwasher, space for a fridge freezer and UPVC double glazed window to the rear.



### UTILITY ROOM

6'0" x 5'7" max x 3'6" min [1.85m x 1.72m max x 1.09m min]

Door providing access to the rear garden, extractor fan, central heating radiator, wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splash back, space and plumbing for a washing machine and a tumble dryer.

### DINING ROOM

11'10" x 9'9" [3.62m x 2.99m]

Double doors into the living room, set of UPVC double glazed French doors to the rear garden, coving to the ceiling, central heating radiator.

### LIVING ROOM

17'11" x 11'10" max x 6'1" min [5.47m x 3.62m max x 1.87m min]

UPVC double glazed bay window to the front, coving to the ceiling, ceiling rose, two central heating radiators and a gas fireplace with limestone hand carved hearth, surround and mantle.



### FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, doors leading to bedrooms and house bathroom/w.c. Two storage cupboards.

### BEDROOM ONE

14'9" x 12'8" max x 4'5" min [4.52m x 3.87m max x 1.35m min]

UPVC double glazed window to the front, coving to the ceiling,

spotlighting to the ceiling, central heating radiator, door to the en suite shower room/w.c. Fitted wardrobes.



### EN SUITE SHOWER ROOM/W.C.

6'6" x 7'1" max x 4'1" min [2m x 2.16m max x 1.27m min]

Frosted UPVC double glazed window to the front, central heating radiator, access to the over stairs storage cupboard, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with mains fed overhead shower and shower head attachment. Partially tiled and extractor fan.



### BEDROOM TWO

7'9" x 14'9" max x 12'7" [2.37m x 4.52m max x 3.86m]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

### BEDROOM THREE

11'1" x 10'4" [3.38m x 3.17m]

Central heating radiator, UPVC double glazed window to the rear, coving to the ceiling.



### BEDROOM FOUR

8'11" x 10'3" max x 8'2" min [2.72m x 3.14m max x 2.49m min]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

### HOUSE BATHROOM/W.C.

6'8" x 7'0" max x 4'1" min [2.05m x 2.15m max x 1.25m min]

Frosted UPVC double glazed window to rear, column anthracite central heating radiator, extractor fan to the ceiling, outlet for shavers, low flush w.c., ceramic wash basin built into storage unit with mixer tap, panelled bath with mixer tap and a rains head shower attachment. Fully tiled.

### OUTSIDE

To the front of the property the garden is laid to lawn with mature tree and a tarmac driveway providing off road parking for several vehicles leading to the single integral garage with manual up and over door, power and light. To the rear, the garden is tiered and incorporates lawned areas, stone paved patio area perfect for outdoor dining and entertaining and a further paved patio area. Space for a garden shed. In the upper tiers there are some decked steps that lead to planted beds, woodchip areas and the garden itself is fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is E

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.