



24 Horsfall Street

Morley, Leeds, LS27 9QY

£200,000



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THREE BEDROOM TERRACESPACIOUS WELL PRESENTED HOME***MUST BE VIEWED*** If your looking for an affordable WOW FACTOR home, then look no further than this spacious very well present property that must be viewed to appreciate what's on offer. Accommodation comprises of; lounge, kitchen , cellar, two first floor bedrooms and house bathroom to the first floor and then a stunning attic bedroom space which also consists of a wet room, wc, and walk in wardrobe. The outside space is easy to maintain with Indian sand stone patio with fish pond, and a 19' x 9' bar / cabin which is a must for all gardens. NO UPPER CHAIN & NOT TO BE MISSED!

*****Contact YORKSHIRE RESIDENTIAL 0113 5126161 to arrange a viewing*****

Lounge

15'2" x 13'6" (4.62m" x 4.11m")

Multi fuel stove set into chimney breast, wall lighting, 2 x radiators and access to the front of the property.

Kitchen

12'2" x 6'2" (3.71m" x 1.88m")

A range of wall and base units with oven, hob and extractor hood over.

Cellar

Ideal for storage

Landing

Single Bedroom Three

9'5" x 6' (2.87m" x 1.83m")

Radiator.

Double Bedroom Two

15'2" x 8'9" ext to 11'3" (4.62m" x 2.67m" ext to 3.43m")

Radiator

Bathroom

9'6" x 4'9" (2.90m" x 1.45m")

Four piece white modern suite which consists of a low flush wc, pedestal wash hand basin, panelled bath & walk in shower cubicle. Heated towel rail.

Attic Double Bedroom One

15' x 14'7" (4.57m x 4.45m")

Radiator, views and inset spot lighting.

Wet Room

Wet room with drench style shower over. Fully tiled, wash hand basin, heated towel rail and inset spot lighting.

WC

A low flush wc, tiled flooring and half tiled walls.

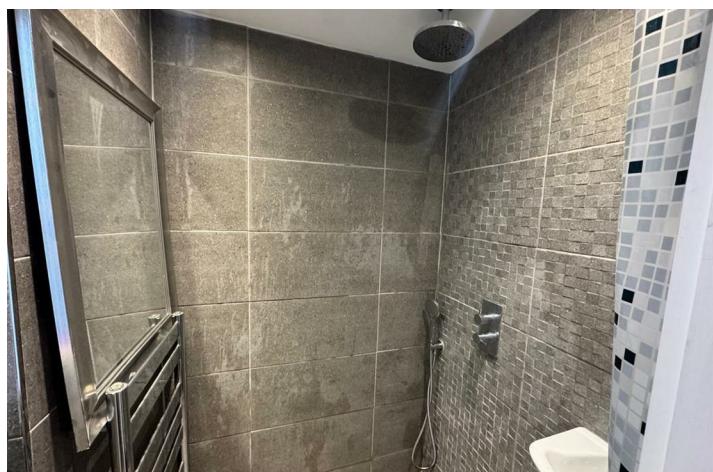
Walk In Wardrobe

Walk in wardrobe with ample hanging space and a wash hand basin into vanity unit.

Exterior

Enclosed and mostly private landscaped south facing garden with Indian sand stone paving.

Concrete and timber shed which is ideal for extra storage and then the cabin which is currently used as a bar / social area and has power and lighting.
Koi carp fish bond with pump room behind.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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