



**Chestnut View, Morley Leeds LS27 9LB**

**welcome to**

## **Chestnut View, Morley Leeds**

IMPRESSIVE FIVE bedroom DETACHED, CUL-DE-SAC SOUGHT AFTER RESIDENTIAL location, close proximity to Morley Town Centre, the property benefits from TWO RECEPTION ROOMS, CONSERVATORY, UTILITY ROOM and DOWNSTAIRS WC, THREE ENSUITES, HOUSE BATHROOM. DRIVEWAY and an ENCLOSED REAR GARDEN.

### **Entrance Hall**

15' 11" plus recess x 5' 8" ( 4.85m plus recess x 1.73m )  
Double glazed Composite door to the front, gas central heating radiator, stairs leading to first floor landing with under stairs storage. Access to the living and sitting room.

### **Living/dining Room**

27' 6" plus bay x 12' 4" ( 8.38m plus bay x 3.76m )  
uPVC double glazed bay window to the front and uPVC double glazed French doors leading to the rear garden, gas fire and two gas central heating radiators.

### **Sitting Room**

18' 5" x 8' 6" ( 5.61m x 2.59m )  
uPVC double glazed French doors to the front, log burner, under floor heating. Open plan with with the play area.

### **Study Room**

6' 9" x 8' 11" ( 2.06m x 2.72m )  
Open plan with the sitting room.

### **Kitchen**

13' 11" x 9' plus door recess ( 4.24m x 2.74m plus door recess )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, part tiled walls, electric double oven with gas hob and cooker hood, integrated dishwasher and fridge freezer, gas central heating radiator, breakfast bar, uPVC double glazed window overlooking into the conservatory and wooden door leading into the conservatory.

### **Utility Room**

6' 3" x 5' 8" ( 1.91m x 1.73m )

Base units with work surfaces, sink and drainer, space for washing machine and access to the downstairs WC.

### **Downstairs Wc**

Low level flush WC, fully tiled walls, gas central heating radiator, uPVC double glazed window to the rear.

### **Conservatory**

18' 1" to the window x 9' 8" ( 5.51m to the window x 2.95m )  
Good sized conservatory with uPVC construction, uPVC double glazed windows, door leading into the kitchen and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Access to all bedrooms and house bathroom.

### **Bedroom One**

16' 7" x 11' 6" ( 5.05m x 3.51m )  
uPVC double glazed window to the front, fitted wardrobes and gas central heating radiator. Access to the ensuite.

### **Ensuite**

A double shower cubicle, low level flush WC, wash hand basin, fully tiled walls to all visible areas, extractor fan, uPVC double glazed window to the front.

### **Bedroom Two**

15' 3" x 10' 7" MAX ( 4.65m x 3.23m MAX )  
uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator. Access to the ensuite.

### **Ensuite**





Shower cubicle, low level flush WC, wash hand basin, fully tiled walls to all visible areas and gas central heating radiator.

### **Bedroom Three**

13' 6" x 8' 11" ( 4.11m x 2.72m )

uPVC double glazed window to the front, gas central heating radiator and storage cupboard.

### **Bedroom Four**

13' 10" MAX x 8' 8" MAX ( 4.22m MAX x 2.64m MAX )

(Limited head space) uPVC double glazed window to the front and gas central heating radiator.

### **Bedroom Five**

10' 5" x 8' 8" ( 3.17m x 2.64m )

uPVC double glazed window to the rear and gas central heating radiator. Access to the ensuite.

### **Ensuite**

Shower cubicle, low level flush WC, vanity sink unit and chrome heated towel rail.

### **House Bathroom**

A modern three piece bathroom suite comprising of bath with mixer taps and shower over, low level flush WC, vanity sink unit, part tiled walls, vertical radiator and a uPVC double glazed window to the rear.

### **Exterior**

Off road parking to the front for multiple cars and a garage. To the rear is a spacious, well maintained enclosed lawned and paved garden with a raised decked area with wooden pergola and flitted Jacuzzi, raised flagged area with a summer house, gardens having wall and fence boundaries. A private space for families and entertaining.



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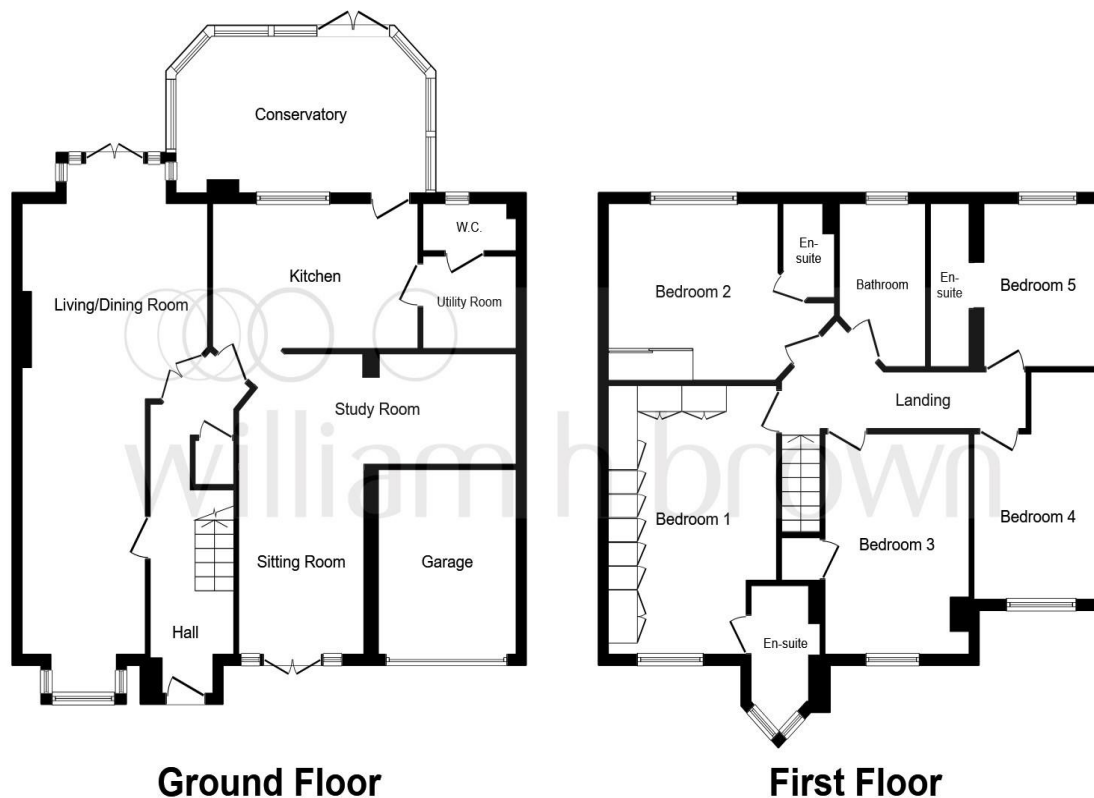
## Chestnut View, Morley Leeds

- Five bedroom detached accommodation
- Driveway for multiple cars
- Enclosed rear garden
- Three en-suites & downstairs WC
- Conservatory & utility room

Tenure: Freehold EPC Rating: C

offers in the region of

**£499,950**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com

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Property Ref:  
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