



Guillemot Approach, Morley Leeds LS27 8UY

welcome to

Guillemot Approach, Morley Leeds

Fabulous FOUR BEDROOM DETACHED accommodation, having everything needed for the modern family with DOWNSTAIRS WC, LIVING ROOM, DINING ROOM, KITCHEN, UTILITY, CONSERVATORY, FOUR BEDROOMS all with fitted wardrobes, ENSUITE to MASTER BEDROOM and FAMILY BATHROOM. DOUBLE GARAGE and well maintained GARDEN.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator and stairs leading to the first floor landing. Access into the living room, downstairs WC and kitchen.

Downstairs Wc

Low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail.

Living Room

18' plus bay x 11' 9" (5.49m plus bay x 3.58m)
uPVC double glazed bay window to the front, two gas central heating radiators, open access through to the dining room, making this is a spacious room for the whole family.

Dining Room

11' 1" x 11' 9" (3.38m x 3.58m)
Aluminum sliding doors leading into the conservatory, gas central heating radiator and open access through to the living room. Access to the kitchen.

Conservatory

9' 11" x 9' 10" (3.02m x 3.00m)
uPVC double glazed windows, French doors leading out to the rear garden and sliding doors leading into the dining room.

Kitchen

9' 4" x 15' 6" (2.84m x 4.72m)
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, integrated dishwasher, integrated fridge freezer, integrated oven with induction hob and extractor fan, gas central heating radiator, two uPVC double glazed windows to the rear, storage

cupboard. Access into the dining room, utility room and hallway.

Utility Room

6' 9" x 7' 10" (2.06m x 2.39m)
Fitted units, incorporating sink and drainer with mixer tap, space for washing machine and tumble dryer, chrome heated towel rail, uPVC double glazed door and window to the rear. Access into the kitchen and garage.

First Floor Landing

Access to all four bedrooms and the house bathroom. Loft access.

Bedroom One

11' 9" plus recess x 11' 9" (3.58m plus recess x 3.58m)
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator and access to the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the side.

Bedroom Two

11' 10" x 13' 6" into recess (3.61m x 4.11m into recess)
uPVC double glazed window to the front, fitted wardrobes, over stairs storage cupboard, gas central heating radiator.

Bedroom Three

11' 6" x 10' 5" (3.51m x 3.17m)
uPVC double glazed window to the rear, fitted wardrobe, gas central heating radiator.





Bedroom Four

9' 7" x 8' 9" (2.92m x 2.67m)

uPVC double glazed window to the rear, fitted wardrobes, gas central heating radiator.

Family Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, chrome heated towel rail, part tiled walls, uPVC double glazed window to the rear.

Garages

Two single garages both with up and over doors, power and lighting, gas central heating boiler. Door leading to the utility room.

Exterior

Driveway to the front leading to the garages, lawned area with hedge boundary, pathway leading to the rear garden which is a well maintained lawned garden with flower beds, mature plants and shrubs and a fabulous wooden summer house, a great space for the family to enjoy.



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welcome to

Guillemot Approach, Morley Leeds

- Fabulous four bedroom detached family home
- Driveway and double garage
- Two reception rooms & conservatory
- Ensuite to master bedroom
- Well maintained rear garden

Tenure: Freehold EPC Rating: D

offers over

£450,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
MLY109913 - 0002

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