



**Daffil Grange Way, Churwell Leeds LS27 7QP**



**welcome to**

## **Daffil Grange Way, Churwell Leeds**

FABULOUS DETACHED FAMILY HOME set on a CUL-DE-SAC location and having good access to Morley Town Centre and the White Rose Shopping Centre. The property has everything needed for modern day living with FOUR DOUBLE BEDROOMS, TWO RECEPTION ROOMS, great sized KITCHEN and CONSERVATORY.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and doors leading through to the downstairs WC and living room.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, gas central heating radiator and a uPVC double glazed window.

### **Living Room**

13' 3" plus bay x 14' 6" into bay ( 4.04m plus bay x 4.42m into bay )

A spacious living room having a uPVC double glazed bay window to the front, allowing plenty of natural light, gas feature fire with surround and hearth and a gas central heating radiator. Open access leading through to the dining room.

### **Dining Room**

10' 5" x 8' 11" ( 3.17m x 2.72m )

Having uPVC double glazed French doors leading out to the rear garden, gas central heating radiator, open access leading through to the living room and door leading into the kitchen.

### **Kitchen**

10' 5" x 17' 6" ( 3.17m x 5.33m )

A fabulous kitchen having an array of fitted cabinets, a wonderful breakfast bar and having an integrated electric double oven with a gas hob and fitted extractor fan, sink and drainer with mixer tap, space for fridge freezer, dishwasher, washing machine and tumble dryer, gas central heating radiator, under floor heating and open access leading into the spacious conservatory.

### **Conservatory**

11' 1" MAX x 15' 7" ( 3.38m MAX x 4.75m )

Great sized room with uPVC double glazed windows, uPVC double glazed door to the side and uPVC double glazed French doors leading out to the patio area, gas central heating radiator and under floor heating.

### **First Floor Landing**

Airing cupboard, loft access which is partly boarded and has power and lighting. Access to all four bedrooms and the family bathroom.

### **Bedroom One**

13' 9" into bay x 10' 9" ( 4.19m into bay x 3.28m )

With a uPVC double glazed bay window to the front, gas central heating radiator and access to the ensuite.

### **Ensuite**

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

### **Bedroom Two**

8' 7" x 15' 8" ( 2.62m x 4.78m )

Having two uPVC double glazed windows to the front and a gas central heating radiator.

### **Bedroom Three**

15' 2" x 8' 6" ( 4.62m x 2.59m )

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

### **Bedroom Four**

9' 3" x 10' 7" ( 2.82m x 3.23m )

uPVC double glazed window to the rear and a gas



central heating radiator.

### **Family Bathroom**

A three piece bathroom suite comprising of bath with taps and electric shower, low level flush WC, wash hand basin, chrome heated towel rail, fully tiled walls to all visible areas and a uPVC double glazed window to the rear.

### **Exterior**

Lawn area to the front with a driveway leading to the single garage which has an up and over door and power and lighting. Pathway leading to the rear garden which has a decking area, raised lawn area and flower beds and having fence boundaries. Perfect space for the family and entertaining.



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## Daffil Grange Way, Churwell Leeds

- Four bedroom detached family home
- Downstairs WC & Ensuite facilities
- Two reception rooms
- Fantastic sized conservatory
- Driveway and single garage

Tenure: Freehold EPC Rating: D

offers over

**£425,000**



Ground Floor



First Floor

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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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West  
Yorkshire, LS27 9BP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**