









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.

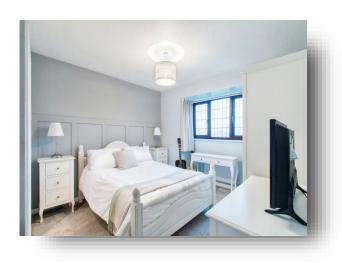
Bedroom Four

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

uPVC double glazed window to the rear and a gas







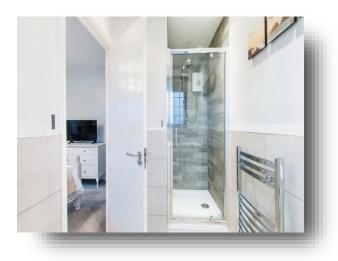
central heating radiator.

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.







welcome to

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



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: MLY107059 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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