



**Croft House Rise, Morley Leeds LS27 8TZ**

**welcome to**

## **Croft House Rise, Morley Leeds**

Situated within close proximity to Morley Town Centre and Morley Train Station, TWO bedroom SEMI DETACHED TRUE BUNGALOW with a spacious living room, fitted kitchen and shower room. Externally the property benefits from a DRIVEWAY, SINGLE GARAGE and GARDENS to front and rear.

### **Entrance Porch**

uPVC double glazed door to the front, uPVC double glazed windows, door leading through to the living room.

### **Living Room**

19' x 13' 2" into recess ( 5.79m x 4.01m into recess )  
uPVC double glazed window to the front, allowing plenty of natural light, two gas central heating radiators, gas feature fire with surround and hearth, doors leading through to the inner hall and the kitchen.

### **Kitchen**

9' 7" x 10' 8" ( 2.92m x 3.25m )  
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, space for dishwasher, washing machine, fridge freezer, integrated oven with gas hob and fitted extractor fan, gas central heating radiator, uPVC double glazed window and door to the rear.

### **Inner Hall**

Having loft access which is partially boarded and has lighting. Access to both bedrooms, living room and the shower room.

### **Bedroom One**

12' 3" x 9' 11" ( 3.73m x 3.02m )  
A double bedroom with a uPVC double glazed window to the front and a gas central heating radiator.

### **Bedroom Two**

12' 7" x 7' 1" ( 3.84m x 2.16m )  
uPVC double glazed window to the rear, gas central heating radiator and gas central heating boiler.

### **Shower Room**

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator and a uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side leading to a single garage with up and over door and a uPVC double glazed window to the side, lawned area to the front and to the rear is a graveled garden with artificial grass and paved area with fence and wall boundaries.

### **Please Note:**

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





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## Croft House Rise, Morley Leeds

- Two bedroom semi detached true bungalow
- Close proximity to Morley Town Centre
- Driveway and single garage
- Gardens to front and rear
- Shower room

Tenure: Freehold EPC Rating: D

**£225,000**



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:  
MLY109833 - 0009

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