



**Scotchman Lane, Morley Leeds LS27 0BQ**

**welcome to**

## **Scotchman Lane, Morley Leeds**

PERFECT FTB/YOUNG FAMILY/INVESTMENT property, DESIRABLE AREA, set over four floors with a spacious KITCHEN/DINER, LIVING ROOM, CELLAR, TWO first floor DOUBLE BEDROOMS and HOUSE BATHROOM and a further bedroom to the second floor. The property also benefits from a single garage.

### **Living Room**

15' 1" x 15' 1" into recess ( 4.60m x 4.60m into recess )  
uPVC double glazed door and window to the front,  
gas central heating radiator.

### **Kitchen/diner**

15' x 15' into recess ( 4.57m x 4.57m into recess )  
A spacious room having 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 double oven and microwave, gas hob and fitted extractor fan, space for a dishwasher, washing machine and wine fridge, gas central heating boiler and uPVC double glazed window and door to the rear. Stairs leading to the basement cellar.

### **First Floor Landing**

Stairs leading to the second floor bedroom. Doors to bedrooms one and two and house bathroom.

### **Bedroom One**

11' 9" into recess x 15' into recess ( 3.58m into recess x 4.57m into recess )  
uPVC double glazed window to the front, gas central heating radiator, understairs storage.

### **Bedroom Two**

15' x 10' ( 4.57m x 3.05m )  
uPVC double glazed window to the rear, gas central heating radiator, understairs storage.

### **House Bathroom**

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

### **Second Floor Bedroom Three**

14' 6" x 15' into recess ( 4.42m x 4.57m into recess )  
Restricted head height. Double glazed skylight to the rear, eaves storage and gas central heating radiator.

### **Exterior**

Single garage having up and over door.





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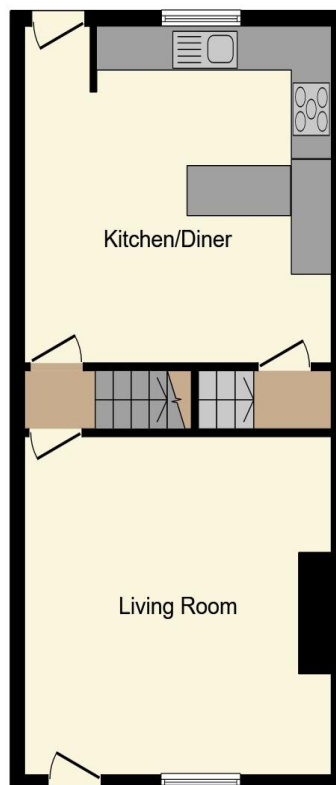
## Scotchman Lane, Morley Leeds

- Three bedroom through terrace accommodation
- Close proximity to Morley Town Centre
- Set over four floors
- Spacious kitchen/diner
- Single garage

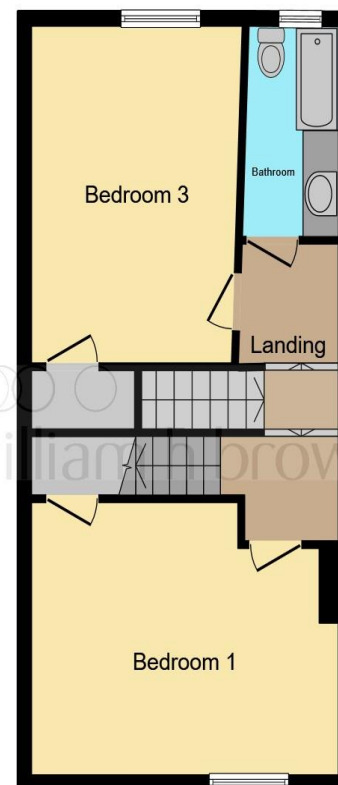
Tenure: Freehold EPC Rating: D

offers over

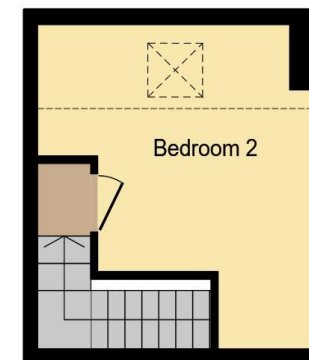
**£210,000**



Ground Floor



First Floor



Second Floor

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Property Ref:  
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