



Fergusson Walk, Morley Leeds LS27 0FT

welcome to

Fergusson Walk, Morley Leeds

MODERN and WELL PRESENTED THREE/FOUR bedroom THREE STOREY TOWN HOUSE, situated in a sought after residential location within close proximity to Morley Town Centre and having good access to motorway links and good schools. The property benefits from a DRIVEWAY and ENCLOSED SIDE GARDEN.

Entrance Hall

Double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC, family room and kitchen/diner.

Family Room

12' 7" x 12' into recess (3.84m x 3.66m into recess)
uPVC double glazed windows to the front and side, understairs storage cupboard, gas central heating radiator.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator.

Kitchen/diner

12' 6" x 11' 9" (3.81m x 3.58m)
Having a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven and hob with fitted extractor fan, integrated washing machine and dishwasher and fridge/freezer, space for a dining table, gas central heating radiator and uPVC double glazed window to the front and uPVC double glazed French doors leading into the conservatory.

Conservatory

10' 11" x 7' 3" (3.33m x 2.21m)
uPVC double glazed windows to the sides, plastered roof with a skylight window, uPVC double glazed door leading out the garden.

First Floor Landing

Storage cupboard housing the water tank, gas central heating radiator, stairs leading to the second floor landing. Access to bedrooms two and three and the house bathroom.

Bedroom Two/living Room

11' 9" x 12' 7" (3.58m x 3.84m)
Currently used as a bedroom but originally the living room, uPVC double glazed window to the front, gas central heating radiator, uPVC double glazed French doors to the side with Juliet balcony.

Bedroom Three

12' 6" x 9' 1" (3.81m x 2.77m)
uPVC double glazed windows to the front and side, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

Second Floor Landing

Storage cupboard, loft access which is partially boarded. Access to bedrooms one and four and the ensuite bathroom.

Bedroom One

12' 6" into recess x 15' 8" (3.81m into recess x 4.78m)
uPVC double glazed windows to the front and side, storage cupboard, gas central heating radiator and access to the ensuite.

Ensuite

A modern three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the front. Doors leading to the bedroom one and the second floor landing.





Bedroom Four

12' 7" x 11' into recess (3.84m x 3.35m into recess)
uPVC double glazed windows to the front and side,
gas central heating radiator.

Exterior

To the side of the property is a driveway allowing
parking for 2-3 cars and an enclosed paved garden
with artificial grass area and having fence and wall
boundaries.



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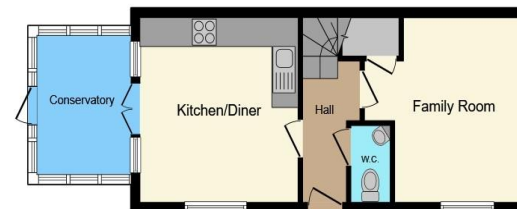
Fergusson Walk, Morley Leeds

- Three/four bedroom three storey town house
- Situated in a sought after location
- Close proximity to Morley Town Centre
- Downstairs WC & Conservatory
- Garden and driveway to the side

Tenure: Freehold EPC Rating: B

offers in the region of

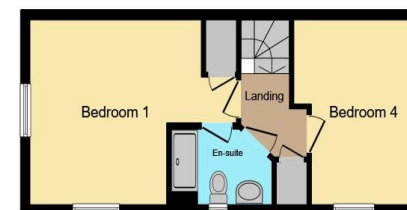
£325,000



Ground Floor



First Floor



Second 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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Property Ref:
MLY110181 - 0002

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