



Bedale Drive, Morley Leeds LS27 8YF

welcome to

Bedale Drive, Morley Leeds

PERFECT FAMILY HOME, FOUR BEDROOM DETACHED, MODERN and WELL PRESENTED throughout, LIVING ROOM, STUDY/DINING ROOM, OPEN PLAN KITCHEN/DINER, UTILITY ROOM, DOWNSTAIRS WC, FOUR first floor BEDROOMS, ENSUITE facilities, FAMILY HOUSE BATHROOM. DRIVEWAY, GARAGE and ENCLOSED LAWNED GARDEN.

Please Note:

The property has a yearly service charge of £223.00 for more information please contact the agent/conveyancer.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and doors leading to the living room, study/dining room and kitchen/diner.

Living Room

13' x 10' 9" (3.96m x 3.28m)

uPVC double glazed window to the front, gas central heating radiator.

Study/dining Room

9' 7" x 10' 9" (2.92m x 3.28m)

uPVC double glazed window to the front, gas central heating radiator.

Kitchen/diner

9' 5" x 20' 1" (2.87m x 6.12m)

A wonderful space for al the family to enjoy, having a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces, incorporating sink and drainer with mixer tap, integrated fridge/freezer, dishwasher and oven, gas hob, fitted extractor fan, part tiled walls, gas central heating radiator, uPVC double glazed window to the rear and door leading into the utility room. The dining area has uPVC double glazed French doors leading out to the rear garden.

Utility Room

6' 1" x 5' 3" (1.85m x 1.60m)

Base units, space for a washing machine, gas central heating boiler, gas central heating radiator, Composite double glazed door leading out to the

rear garden. Door leading to the downstairs WC.

Downstairs Wc

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

First Floor Landing Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m)

A double bedroom with a uPVC double glazed window to the rear, gas central heating radiator and access into the ensuite.

Ensuite

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

Bedroom Two

11' 5" x 8' 6" plus recess (3.48m x 2.59m plus recess)

A double bedroom with a uPVC double glazed window to the front and a gas central heating radiator.

Bedroom Three

9' 7" MAX x 8' 10" MAX (2.92m MAX x 2.69m MAX)

A double bedroom with a uPVC double glazed window to the front and a gas central heating radiator.

Bedroom Four

8' 1" x 7' 8" (2.46m x 2.34m)

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





Family Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, gas central heating radiator, part tiled walls, uPVC double glazed window to the rear.

Exterior

Lawned area to the front with shrub border and pathway leading to the front door, driveway to the side, with an electric charging point and leading to the single garage and gated access into the enclosed south facing lawned garden with paved area and having fence boundaries, a perfect space for the family.

Single Garage

Having up and over door, power and lighting and storage within the roof space.



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welcome to

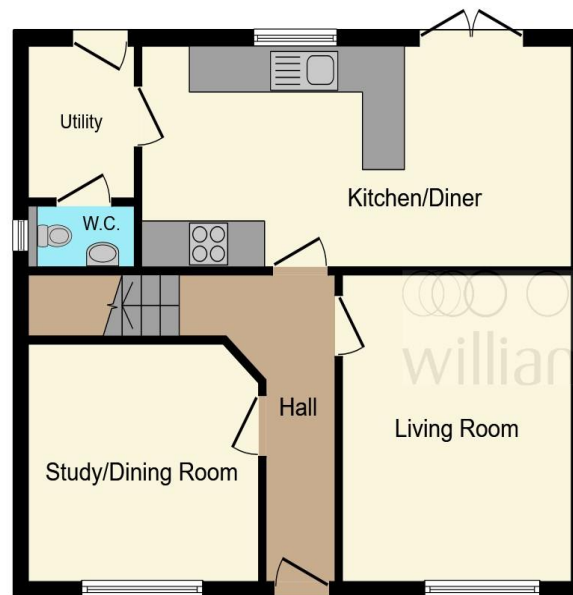
Bedale Drive, Morley Leeds

- Four bedroom detached family home
- Close proximity to Morley Town Centre
- Open plan kitchen/diner
- Utility room and downstairs WC
- Single garage

Tenure: Freehold EPC Rating: B

offers over

£375,000



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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Property Ref:
MLY110203 - 0003

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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