



Fielding Way, Morley Leeds LS27 9AB

welcome to

Fielding Way, Morley Leeds

THREE bedroom THREE STOREY MID TOWN HOUSE, situated within close proximity to Morley Town Centre and having good access to motorway links and good schools. The property benefits from a ground floor kitchen/diner, two WC, ENSUITE to master bedroom and HOUSE BATHROOM. DRIVEWAY, GARAGE and REAR GARDEN.



Entrance Porch

Double glazed door to the front, gas central heating radiator, access into the hallway.

Entrance Hall

Gas central heating radiator, cupboard housing the water tank, stairs leading to the first floor landing. Doors leading to the downstairs WC and kitchen/diner.

Downstairs Wc

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

Kitchen/diner

13' 3" MAX x 14' 10" MAX (4.04m MAX x 4.52m MAX)
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating black gloss sink and drainer with mixer tap, tiled splashback, integrated fridge/freezer, space for washing machine, electric oven with induction hob and fitted extractor fan, uPVC double glazed windows to the side and rear, gas central heating radiator and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Having a useful storage cupboard and access to the living room, WC and bedroom two. Stairs leading to the second floor landing.

Living Room

13' 9" x 14' 11" into recess (4.19m x 4.55m into recess)
Two uPVC double glazed windows to the front, two radiators, solid wood flooring.

Wc

Having a low level flush WC, wash hand basin.

Bedroom Two

8' 2" x 14' 10" (2.49m x 4.52m)
uPVC double glazed window to the rear, gas central heating radiator.

Second Floor Landing

Access to bedrooms one and three and the house bathroom.

Bedroom One

13' 10" x 12' 9" to wardrobes (4.22m x 3.89m to wardrobes)
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator and access to the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, extractor fan.

Bedroom Three

8' 2" x 9' 9" (2.49m x 2.97m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

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

Exterior

Driveway to the front, leading to the integral garage and to the rear is an enclosed lawned garden with two decked areas and having fence boundaries and gated access at the rear.

Integral Garage

With up and over door and power and lighting.



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Fielding Way, Morley Leeds

- Three storey three bedroom mid town house
- Enclosed rear garden
- Ground floor open plan kitchen/diner
- Two bathrooms and ensuite facilities
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: C

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY110267 - 0004

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