



Newlands Crescent, Morley Leeds LS27 8SR

welcome to

Newlands Crescent, Morley Leeds

Situated within close proximity to Morley Town Centre and having easy access to motorway links, having ample OFF ROAD PARKING, REAR GARDEN, SINGLE GARAGE, good sized LIVING/DINING ROOM, CONSERVATORY, FITTED KITCHEN, downstairs SHOWER ROOM and HOUSE BATHROOM.

Entrance Hall

uPVC double glazed door to the front, stairs leading to the first floor landing and door leading into the living/dining room.

Living/dining Room

21' 4" x 10' 6" (6.50m x 3.20m)

uPVC double glazed window to the front, two gas central heating radiators, gas feature fire with surround and hearth. Door leading into the kitchen and uPVC double glazed French doors leading into the conservatory.

Conservatory

9' 6" x 9' 2" (2.90m x 2.79m)

uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

Kitchen

9' 8" x 10' 6" (2.95m x 3.20m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with taps, breakfast bar, space for cooker, washing machine and fridge/freezer, uPVC double glazed windows to the side and rear. Door leading to the side entrance hall.

Side Entrance Hall

uPVC double glazed door to the side, storage cupboard. Access into the kitchen and downstairs shower room.

Downstairs Shower Room

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, uPVC double glazed window to the side.

First Floor Landing

uPVC double glazed window to the side, gas central heating radiator, loft access. Access to all three bedrooms and the house bathroom.

Bedroom One

11' 2" x 12' 1" into recess (3.40m x 3.68m into recess)

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

Bedroom Two

9' 8" x 13' 5" into recess (2.95m x 4.09m into recess)

uPVC double glazed window to the rear, gas central heating radiator, storage cupboard housing the gas central heating boiler.

Bedroom Three

11' 2" x 6' 1" plus recess (3.40m x 1.85m plus recess)

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

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed windows to the rear and side.

Exterior

Paved driveway to the side and front, providing ample off road parking, lawned area to the front with fence boundary and to the rear is a lawned and paved garden with fence boundaries, single garage.





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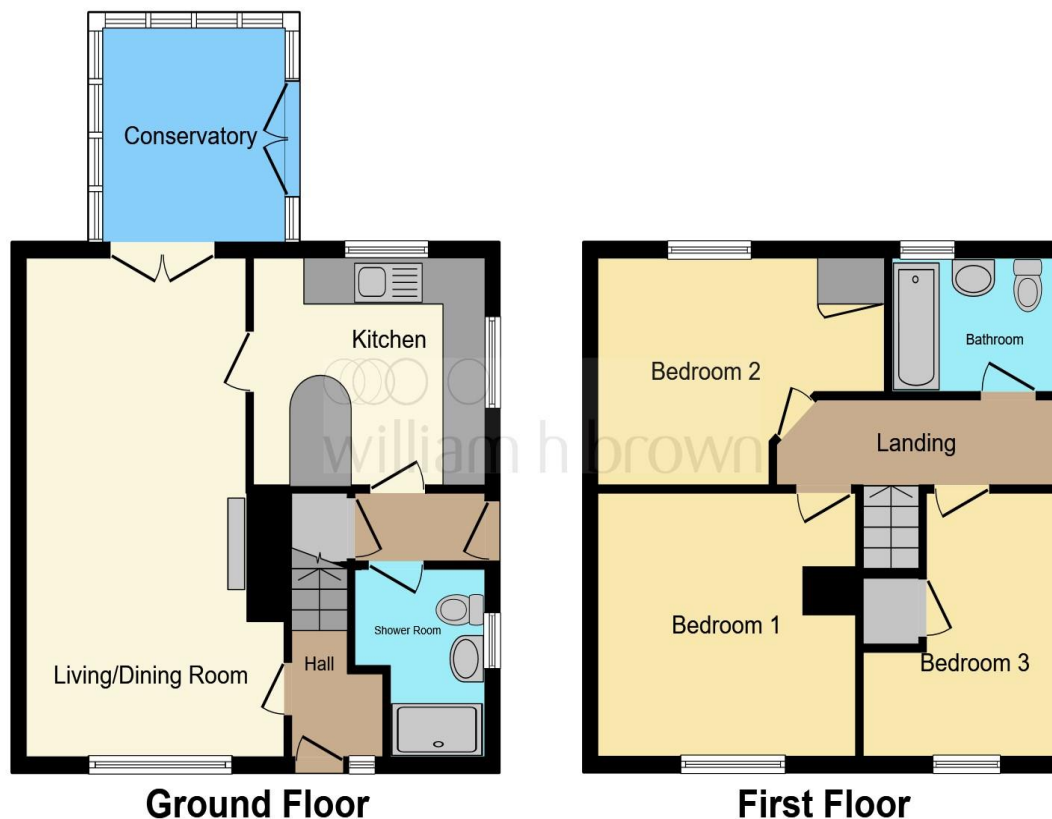
Newlands Crescent, Morley Leeds

- Three bedroom semi detached accommodation
- Driveway and garage
- Conservatory
- House bathroom & shower room
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: D

offers over

£185,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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