



**Ibbetson Oval, Morley Leeds LS27 7RY**

**welcome to**

## **Ibbetson Oval, Morley Leeds**

THREE bedroom LINK DETACHED accommodation, situated on a popular residential location, fitted CCTV, DOWNSTAIRS WC, SPACIOUS LIVING ROOM, KITCHEN, GOOD SIZED CONSERVATORY, THREE BEDS all with FITTED WARDROBES and a SHOWER ROOM. DRIVEWAY, GARAGE and DECKED and LAWNED GARDEN.

### **Entrance Hall**

Composite double glazed door to the front, uPVC double glazed window to the side, stairs leading to the first floor landing. Access to the downstairs WC and into the living room.

### **Downstairs Wc**

Low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the side.

### **Living Room**

24' 5" into recess x 12' 2" into recess ( 7.44m into recess x 3.71m into recess )

A spacious room flowing through to the conservatory, uPVC double glazed window to the front, gas central heating radiator, gas feature fire with marble surround, this is a great feature of the living room with fitted cabinet. Door leading into the kitchen and French doors leading into the conservatory.

### **Kitchen**

9' 7" x 7' 7" ( 2.92m x 2.31m )

Has 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, space for oven, washing machine and dishwasher, fitted extractor fan, gas central heating radiator, understairs storage cupboard, single glazed window to the rear and door to the side.

### **Conservatory**

13' 10" x 12' 6" ( 4.22m x 3.81m )

A good sized conservatory with uPVC double glazed windows, uPVC double glazed door to the side and uPVC double glazed French doors leading out to the decked area, air-conditioning unit with hot and cold temperature.

### **First Floor Landing**

uPVC double glazed window to the side, gas central heating radiator, storage cupboard housing the gas central heating boiler, drop down ladder giving access to the loft which is part boarded. Access to all three bedrooms and the shower room.

### **Bedroom One**

9' x 15' 6" into recess ( 2.74m x 4.72m into recess )

Two uPVC double glazed windows to the front, fitted wardrobe, gas central heating radiator.

### **Bedroom Two**

8' 7" x 8' 9" ( 2.62m x 2.67m )

uPVC double glazed window to the rear, fitted bed and wardrobes, gas central heating radiator.

### **Bedroom Three**

8' 3" x 6' 5" ( 2.51m x 1.96m )

uPVC double glazed window to the rear, fitted bed and wardrobes, gas central heating radiator.

### **Shower Room**

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, fully tiled walls to all visible areas, chrome heated towel rail and a gas central heating radiator.

### **Exterior**

Driveway to the front providing off road parking spaces, single garage, lawned garden to the side with fence and wall boundaries and to the rear is a decked area with further lawned garden and patio area with fence boundaries, a perfect space for all the family to enjoy.







### **Garage**

Having a remote controlled electric door, power and lighting, single glazed window and wooden door to the rear.

### **Please Note:**

The current vendors have had planning approval for a two storey extension, please ask for further information.



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## Ibbetson Oval, Morley Leeds

- Three bedroom link detached house
- Corner plot with potential to extend (approval for a two storey extension)
- Spacious living room
- Good sized conservatory
- Decking and lawned garden

Tenure: Freehold EPC Rating: C

offers over

**£300,000**



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