



Hargreaves Close, Morley Leeds LS27 9TE

welcome to

Hargreaves Close, Morley Leeds

Fabulous FOUR bedroom DETACHED FAMILY home, situated in a popular residential location in Morley and within close proximity to local amenities, Morley Train Station and good schools. The property has everything needed for modern day living.

Entrance Hall

Part double glazed uPVC door to front, understairs storage cupboard and gas central heating radiator. Windows to front, stairs leading to the first floor landing and doors to ground floor accommodation.

Living Room

16' 10" into bay x 11' 3" (5.13m into bay x 3.43m)
uPVC double glazed bay window to the front, gas central heating radiator and TV point. Double doors leading through to the dining area. Gas coal effect fire with decorative wood surround and hearth.

Open Plan/Kitchen Diner

9' plus recess x 26' 5" (2.74m plus recess x 8.05m)
A fabulous sized open plan kitchen/diner with a fitted kitchen, having a range of wall and base mounted units with complementary work surfaces over and splashback tiling. Porcelain 1& 1/2 bowl sink and drainer with mixer tap. Integrated oven, microwave and grill, gas hob and fitted extractor fan, integrated dishwasher. Gas central heating radiator, tiled floor with under floor heating and TV point. Two uPVC double glazed windows to the rear, double glazed door to the rear and double glazed French doors leading out to the garden. Door leading through to the utility room and door leading into the hallway.

Utility Room

8' 3" x 6' 8" (2.51m x 2.03m)
Wall and base units, stainless steel 1&1/2 bowl sink and drainer with mixer tap. Plumbing for washing machine, wall mounted boiler. Work surfaces and part uPVC paneling to the walls. Door leading into the integral storage area.

Integral Storage Area

Benefiting from power point and up and over door.

Plenty of space for storage.

Downstairs Wc

Having a low level flush WC, wash hand basin, part tiled walls, gas central heating radiator and extractor fan.

First Floor Landing

Access to loft space which is part boarded, built in storage cupboard to one wall and doors to first floor accommodation. Gas central heating radiator.

Bedroom One

9' 7" plus recess x 13' 8" plus wardrobe (2.92m plus recess x 4.17m plus wardrobe)
uPVC double glazed bay window to front, gas central heating radiator, built in wardrobes and over head storage cupboard to one wall. Door to ensuite shower room.

Ensuite Shower Room

uPVC double glazed window to side. Shower cubicle with wall mounted shower and shower attachment. Vanity wash hand basin with mixer tap and storage below. Low level flush WC, extractor fan and shaver point. Spotlights to ceiling, chrome ladder style radiator and uPVC paneling to walls. Laminate flooring.

Bedroom Two

15' 5" MAX x 8' 5" (4.70m MAX x 2.57m)
Two uPVC double glazed windows to front, built in wardrobe to one wall and gas central heating radiator. Access to the Jack 'n' Jill shower room.

Bedroom Three

8' 6" x 10' 2" (2.59m x 3.10m)
uPVC double glazed window to rear, built in wardrobe to one wall and gas central heating



radiator. Access to the Jack 'n' Jill shower room.

Bedroom Four

8' 5" plus recess x 6' 6" (2.57m plus recess x 1.98m)
uPVC double glazed window to the rear, gas central heating radiator.



Jack 'n' Jill Shower Room

Shower cubicle with wall mounted shower, uPVC double glazed window to side and gas central heating radiator. uPVC paneling.

Family Bathroom

A three piece bathroom suite comprising of a paneled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level flush WC, gas central heating radiator, extractor fan, part tiled walls and tiled floor.

Exterior

To the front of the property there is a driveway providing off street parking for multiple vehicles. Front garden has been lawned with plant and shrub borders. Outside lighting. Additional rockery feature to the side of the property. The enclosed rear garden has been lawned with plant and shrub borders. Pond feature to the rear with sitting area. Outside water tap. Power point, paved bbq area to the side. Timber shed to remain. Side access gate.



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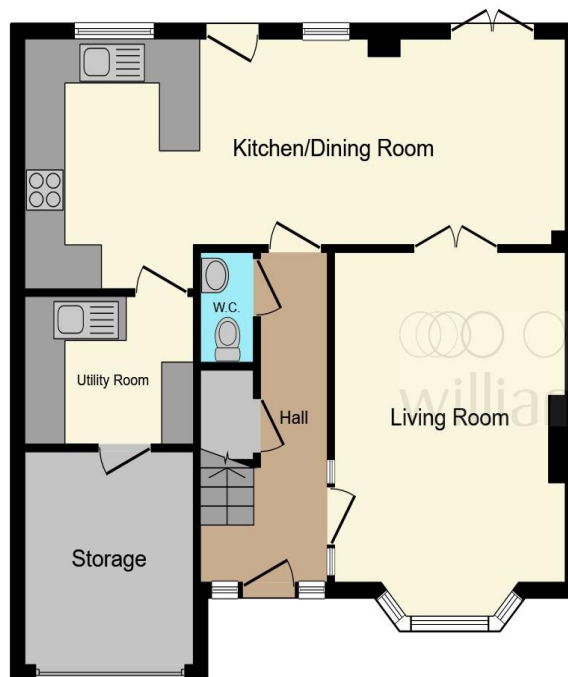
welcome to

Hargreaves Close, Morley Leeds

- Four bedroom detached family home
- Open plan kitchen/diner
- Utility room and downstairs WC
- Ensuite to master bedroom
- Driveway and enclosed rear garden

Tenure: Freehold EPC Rating: C

£415,000



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:
MLY110353 - 0004

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