



**Wise Crescent, Morley Leeds LS27 7GD**

**welcome to**

**Wise Crescent, Morley Leeds**

HAMPTON GARDENS - AN EXCLUSIVE COLLECTION OF 3 AND 4 BEDROOM HOMES, BEAUTIFULLY FINISHED AND SET WITHIN A SUPERB LOCATION.



### **Entrance Hall**

Composite double glazed door to the front, stairs leading to the first floor landing with understairs storage cupboard. Access to the downstairs WC, living room and kitchen/diner.

### **Downstairs Wc**

Having a low level flush WC and wash hand basin.

### **Living Room**

16' 4" x 9' 6" plus recess ( 4.98m x 2.90m plus recess )  
uPVC double glazed window to the front, gas central heating radiator.

### **Kitchen/Diner**

15' into recess x 16' ( 4.57m into recess x 4.88m )  
Has a fully fitted contemporary kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with gas hob and fitted extractor fan, integrated dishwasher and washing machine, two gas central heating radiators and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Loft access, storage cupboard housing the gas central heating boiler. Access to the three bedrooms and house bathroom.

### **Bedroom One**

13' 7" MAX x 10' 10" plus wardrobe ( 4.14m MAX x 3.30m plus wardrobe )  
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator and access into the ensuite.

### **Ensuite**

A modern bathroom 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 front.

### **Bedroom Two**

13' 9" MAX x 8' 4" ( 4.19m MAX x 2.54m )

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

### **Bedroom Three**

10' 11" x 7' 4" ( 3.33m x 2.24m )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

A modern fitted bathroom suite comprising of a bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail and part tiled walls.

### **Exterior**

Driveway to the side providing off street parking and to the rear is paved garden with wall and fence boundaries.

### **Warranty**

o You can relax, safe in the knowledge that your new home comes with a 10 year warranty and 2 years builders guarantee. Ensuring your home is designed & built to adhere to superior building standards.

\*Note - Internal images are for illustrative purposes to indicate the quality and finish of the properties. Please view floor plan for details of room sizes\*

### **Location**

This beautiful new development is located in the popular suburb of Churwell, Leeds. Perfectly situated to give easy access to the lively and bustling market town of Morley which hosts a leisure centre, train station and covered market, as well as various schools, restaurants and shops.

Public transport links include bus routes into neighbouring towns and villages. There is also nearby access to the M62, while Morley's ring-road offers a simple route to the White Rose shopping centre.



**view this property online** [williamhbrown.co.uk/Property/MLY110390](http://williamhbrown.co.uk/Property/MLY110390)



**welcome to**

## **Wise Crescent, Morley Leeds**

- OPEN PLAN DINING KITCHEN
- SPACIOUS LIVING ROOM
- 10 YEAR WARRANTY
- FRENCH DOORS OUT ONTO THE PRIVATE REAR GARDEN
- EN SUITE TO MASTER BEDROOM

Tenure: Freehold EPC Rating: Exempt

# **£279,995**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLY110390](https://williamhbrown.co.uk/Property/MLY110390)



Property Ref:  
MLY110390 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP



[williamhbrown.co.uk](https://williamhbrown.co.uk)