



**Rotary Drive, Morley Leeds LS27 8FR**

**welcome to**

## **Rotary Drive, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME, close proximity to Morley Town Centre and Morley train station, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, ENSUITE to master bedroom and HOUSE BATHROOM. Externally the property benefits from TWO PARKING SPACES and an ENCLOSED LAWNED GARDEN.

### **Entrance Hall**

Double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC and living room.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the front.

### **Living Room**

14' 2" x 11' 11" ( 4.32m x 3.63m )  
uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard and door leading through to the kitchen/diner.

### **Kitchen/Diner**

8' 1" x 15' 2" ( 2.46m x 4.62m )  
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, oven, gas hob and fitted extractor fan, integrated dishwasher, fridge freezer and washer/dryer, gas central heating radiator, uPVC double glazed window and French doors to the rear.

### **First Floor Landing**

Storage cupboard, access to the boarded loft with ladder and light. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

9' 6" x 11' 10" into recess ( 2.90m x 3.61m into recess )  
uPVC double glazed window to the front, gas central heating radiator, overstairs storage cupboard and access into the ensuite.

### **Ensuite**

A three piece suite comprising of corner shower

cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the front.

### **Bedroom Two**

7' 5" x 9' 2" ( 2.26m x 2.79m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

7' 5" x 5' 9" ( 2.26m x 1.75m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **House Bathroom**

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

### **Exterior**

Two parking spaces to the front of the property and to the rear is an enclosed well maintained south west facing garden with decked area and having fence boundaries.





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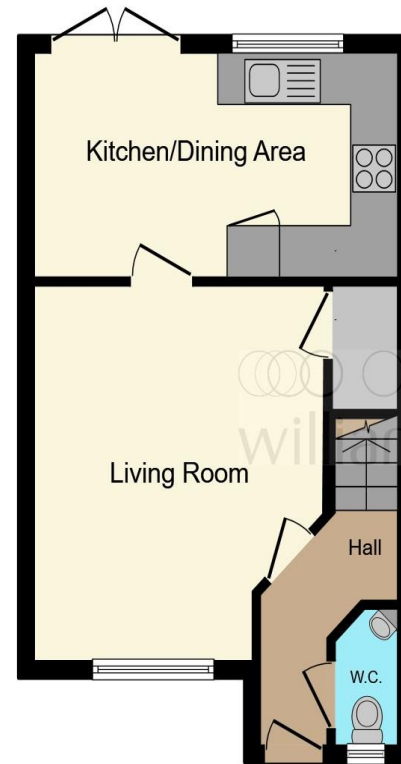
## Rotary Drive, Morley Leeds

- Three bedroom end town house
- Modern and well presented throughout
- Downstairs WC
- Ensuite to master bedroom
- Enclosed south west facing lawned garden

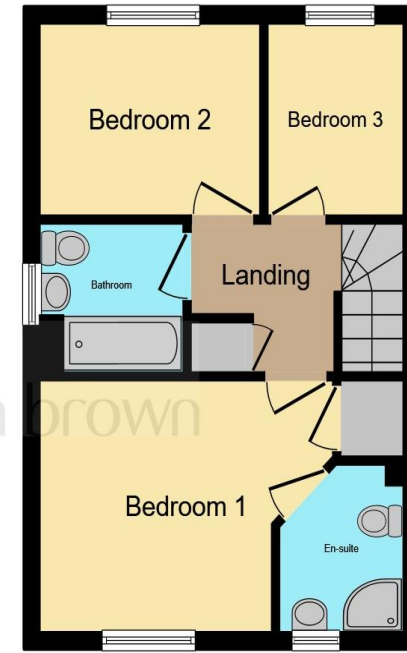
Tenure: Freehold EPC Rating: B

offers in the region of

**£255,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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Property Ref:  
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