



Curlew Rise, Morley Leeds LS27 8US

welcome to

Curlew Rise, Morley Leeds

THREE bedroom DETACHED FAMILY home, situated within close proximity to Morley Town Centre and all it's amenities it has to offer, including good schools and having easy access to motorway links. The property is well presented throughout and benefits from a downstairs WC, ensuite to master bedroom.

Entrance Porch

Composite double glazed door to the side, gas central heating radiator. Access into the downstairs WC and living room.

Downstairs Wc

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

Living Room

16' 3" x 10' 11" (4.95m x 3.33m)
uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing and open access into the dining room.

Dining Room

9' 7" x 8' 11" (2.92m x 2.72m)
uPVC double glazed French doors leading into the conservatory and door leading into the kitchen.

Conservatory

9' 5" x 9' 5" (2.87m x 2.87m)
uPVC double glazed windows and uPVC double glazed French doors leading out to the rear garden.

Kitchen

16' 1" x 10' 3" (4.90m x 3.12m)
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 fridge freezer, washing machine, dishwasher and oven, fitted extractor fan, gas central heating radiator, understairs storage cupboard, uPVC double glazed window to the rear and a double glazed door to the side.

First Floor Landing

uPVC double glazed window to the side, gas central

heating radiator, storage cupboard and loft access which is part boarded. Access to all three bedrooms and the family bathroom.

Bedroom One

14' 9" into recess x 11' 10" (4.50m into recess x 3.61m)
uPVC double glazed window to the rear, gas central heating radiator, access into the ensuite.

Ensuite

Having a corner shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, part tiled walls, uPVC double glazed window to the rear.

Bedroom Two

11' 4" into recess x 10' 5" (3.45m into recess x 3.17m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

9' 11" x 9' 1" (3.02m x 2.77m)
uPVC double glazed window to the front and gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin with vanity unit, part tiled walls, chrome heated towel rail, uPVC double glazed window to the side.

Exterior

Driveway to the front leading to the single garage, lawned area and to the rear is a lawned garden with patio area and fence boundaries, perfect space for all the family to enjoy.





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Curlew Rise, Morley Leeds

- Three bedroom detached family home
- Lawned rear garden
- Conservatory
- Downstairs WC
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: C

£325,000



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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Property Ref:
MLY110421 - 0002

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