



**Flexbury Avenue, Morley Leeds LS27 0RG**

**welcome to**

## **Flexbury Avenue, Morley Leeds**

EXTENDED THREE BEDROOM DETACHED accommodation, sought after residential location, close proximity to Morley Town Centre, separate living room, OPEN PLAN KITCHEN/DINER, three bedrooms and a modern shower room. DRIVEWAY, SINGLE GARAGE and well maintained GARDENS to front and rear,

### **Entrance Hall**

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

### **Living Room**

15' 5" plus bay x 11' 9" into recess ( 4.70m plus bay x 3.58m into recess )

Wooden double glazed bay window to the front, gas central heating radiator, electric feature fire and door leading through to the kitchen/diner.

### **Kitchen/Diner**

19' 10" x 15' 1" MAX ( 6.05m x 4.60m MAX )

A fabulous extended room having 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, integrated fridge/freezer, dishwasher and washing machine, electric oven with gas hob and fitted extractor fan, breakfast island with fitted shelves, useful understairs storage cupboard, two gas central heating radiators, uPVC double glazed sliding doors leading out to the rear garden and door leading to the side porch.

### **Side Porch**

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

### **First Floor Landing**

uPVC double glazed window to the side, storage cupboard housing the gas central heating boiler, loft access via pull down ladder. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

12' 9" plus wardrobe x 8' 7" ( 3.89m plus wardrobe x 2.62m )

Wooden double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

11' 5" x 8' 8" ( 3.48m x 2.64m )

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

### **Bedroom Three**

9' 9" x 6' ( 2.97m x 1.83m )

Wooden double glazed window to the front, gas central heating radiator.

### **Shower Room**

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, fully tiled walls to all visible areas, wooden double glazed window to the rear.

### **Loft Space**

Access via a pull down ladder, part boarded.

### **Exterior**

Block paved driveway to the side, with gated access leading to the single garage, lawned area to the front with wall boundary and shrubs and to the rear is a well maintained lawned garden with decked patio area and having fence boundaries.





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## Flexbury Avenue, Morley Leeds

- Three bedroom extended detached home
- Fabulous sized kitchen/diner
- Separate living room
- Well maintained gardens
- Driveway and single garage

Tenure: Freehold EPC Rating: D

offers over

**£300,000**



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

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