



Rotary Drive, Morley Leeds LS27 8FR

welcome to

Rotary Drive, Morley Leeds

MODERN and WELL PRESENTED THREE bedroom THREE STOREY MID TOWN house, situated on a popular residential location with a downstairs WC, living room, kitchen/diner, three bedrooms, house bathroom and ensuite to master bedroom. PARKING spaces and an ENCLOSED REAR GARDEN.

Entrance Porch

Composite double glazed door to the front, gas central heating radiator and door leading through to the living room.

Living Room

14' 8" x 11' 9" into recess (4.47m x 3.58m into recess)
uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard and door leading to the inner hallway.

Inner Hallway

Stairs leading to the first floor landing and doors leading to the living room, downstairs WC and kitchen/diner.

Downstairs Wc

Having a low level flush WC, wash hand basin with tiled splashback, gas central heating radiator.

Kitchen/Diner

8' 9" x 11' 8" (2.67m x 3.56m)

Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, electric oven and hob with fitted extractor fan, part tiled walls, space for a washing machine, fridge/freezer and slim line dishwasher, gas central heating boiler, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Access to bedrooms two and three and the house bathroom. Stairs leading to the master bedroom.

Bedroom Two

10' 4" x 11' 9" (3.15m x 3.58m)

Two uPVC double glazed windows to the front, gas central heating radiator.

Bedroom Three

8' 9" into recess x 11' 8" (2.67m into recess x 3.56m)

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

House Bathroom

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

Second Floor Master Bedroom

16' 2" into recess x 8' 4" (4.93m into recess x 2.54m)

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes with sliding doors and access into the ensuite.

Ensuite

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator and double glazed skylight to the rear.

Exterior

Two parking spaces to the front of the property and to the rear is an enclosed lawned garden with paved patio area and having fence boundaries, a perfect space for the family to enjoy.





view this property online williamhbrown.co.uk/Property/MLY110466



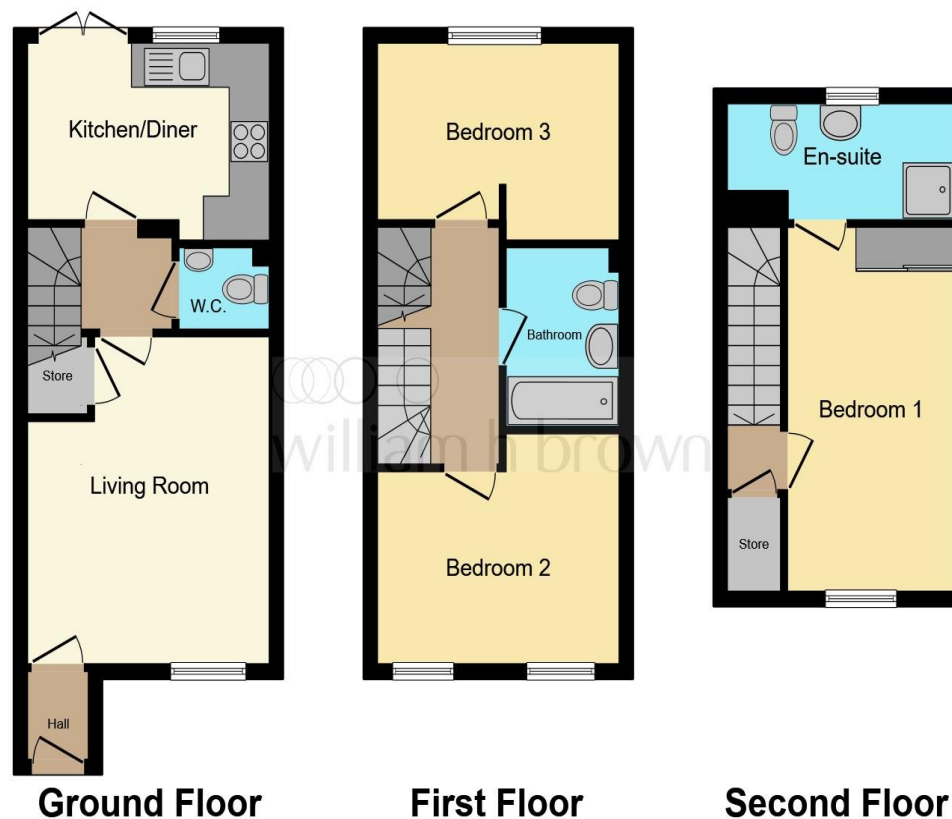
welcome to

Rotary Drive, Morley Leeds

- Three bedroom three storey mid town house
- Modern and well presented throughout
- Kitchen/diner
- Downstairs WC
- Ensuite to master bedroom

Tenure: Freehold EPC Rating: B

£250,000



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

view this property online williamhbrown.co.uk/Property/MLY110466



Property Ref:
MLY110466 - 0003

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



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



williamhbrown.co.uk