



**Grange Park Drive, Morley Leeds LS27 7UR**



**welcome to**

## **Grange Park Drive, Morley Leeds**

This unique substantial FOUR BEDROOM DETACHED home has so much to offer, situated within close proximity to Morley Town Centre and having good access to motorway links and good schools, this would make a perfect family home with TWO RECEPTION ROOMS and a CONSERVATORY.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the upper floor landings. Access into the integral garage, kitchen and stairs leading down to the living room.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, chrome heated towel rail.

### **Kitchen**

14' 7" MAX x 8' 9" ( 4.45m MAX x 2.67m )

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, part tiled walls, space for an oven, washing machine and fridge freezer, fitted extractor fan, gas central heating boiler, uPVC double glazed window to the front, uPVC double glazed door to the side and stairs leading down to the dining room.

### **Dining Room**

11' 8" x 8' 10" ( 3.56m x 2.69m )

French doors leading through to the living room and sliding patio doors leading into the conservatory.

### **Conservatory**

14' x 11' 11" ( 4.27m x 3.63m )

A fabulous sized conservatory with uPVC double glazed windows, electric wall heater and uPVC double glazed French doors leading out to the rear garden.

### **Living Room**

15' 4" x 15' 7" into recess ( 4.67m x 4.75m into recess )

A great sized room a gas feature fire with surround and hearth, gas central heating radiator and uPVC double glazed French doors leading out to the rear

garden.

### **Upper Floor Landings**

Short staircase up to a small landing gives access to bedrooms one and two and a further short staircase leading up to main landing with uPVC double glazed window to front, gas central heating radiator, loft access which is part boarded, has lighting and houses the water tank. Access to bedrooms three and four and the house bathroom.

### **Bedroom One**

15' 4" x 12' 3" ( 4.67m x 3.73m )

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

### **Ensuite**

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, heated towel rail and a uPVC double glazed window to the side.

### **Bedroom Two**

11' 8" x 12' 3" ( 3.56m x 3.73m )

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

### **Bedroom Three**

9' 8" plus wardrobe x 8' 11" ( 2.95m plus wardrobe x 2.72m )

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

### **Bedroom Four**

8' 2" x 8' 10" into recess ( 2.49m x 2.69m into recess )

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





### House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, cupboard housing the immersion boiler, uPVC double glazed window to the side.

### Garage

Single garage used for storage with a roller shutter and having power and lighting, can easily be converted back into the use of a garage.

### Exterior

Driveway to the front with a lawned area and single garage, paved area to the side and to the rear is a lawned garden with decorative plant area and paved patio, having fence boundaries.



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## Grange Park Drive, Morley Leeds

- Fabulous sized four bedroom detached family home
- Downstairs WC & Conservatory
- Two reception rooms
- Ensuite to master bedroom
- Enclosed rear garden

Tenure: Freehold EPC Rating: D

offers in the region of

**£425,000**



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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