



**Mill Houses, Morley Leeds LS27 8FU**

**welcome to**

## **Mill Houses, Morley Leeds**

PERFECT FTB/YOUNG FAMILY/PROFESSIONAL home, FOUR bedroom END TOWN HOUSE set over THREE FLOORS with an OPEN PLAN LIVING/KITCHEN/DINING area, DOWNSTAIRS WC, HOUSE BATHROOM and ENSUITE facilities to master bedroom, REAR GARDEN and TWO PARKING SPACES.

### **Open Plan Living/Kitchen/Diner**

36' 8" x 12' 9" MAX ( 11.18m x 3.89m MAX )

Open plan room with a living area to the front with uPVC double glazed window and door to the front, gas central heating radiator and understairs storage cupboard. Kitchen/diner, 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 appliances include a double oven, microwave, fridge/freezer and a dishwasher, space for an oven and washing machine, fitted extractor fan, gas central heating boiler, gas central heating radiator, uPVC double glazed window to the rear and door leading to the rear hallway.

### **Rear Hallway**

Composite double glazed door to the rear, gas central heating radiator, stairs leading to the first floor landing. Doors leading into the kitchen and downstairs WC.

### **First Floor Landing**

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

### **Bedroom Two**

8' 5" x 12' 10" ( 2.57m x 3.91m )

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

### **Bedroom Three**

12' 8" x 5' 8" ( 3.86m x 1.73m )

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

### **Bedroom Four**

9' 1" x 6' 10" ( 2.77m x 2.08m )

uPVC double glazed window to the front, 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, towel heated radiator, storage cupboard, uPVC double glazed window to the side.

### **Second Floor Master Bedroom**

15' MAX x 12' 9" into recess ( 4.57m MAX x 3.89m into recess )

uPVC double glazed window to the rear, limited head height, gas central heating radiator and access into the ensuite.

### **Ensuite**

A modern three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed skylight to the front and access to a storage cupboard.

### **Exterior**

Graveled area to the front and to the rear is an enclosed garden with a decked area, leading to a paved and lawned area and having fence and wall boundaries. Two parking spaces.





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## Mill Houses, Morley Leeds

- Four bedroom end town house
- Set over three floors
- Open plan living/kitchen/diner
- Downstairs WC & Ensuite facilities
- Enclosed rear garden

Tenure: Freehold EPC Rating: B

offers in the region of

**£290,000**



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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