



**Howden Clough Road, Morley Leeds LS27 0LP**

**welcome to**

**Howden Clough Road, Morley Leeds**

NO ONWARD CHAIN, THREE bedroom TOWN HOUSE, MODERN and WELL PRESENTED throughout, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, TWO BATHROOMS, DRIVEWAY, GARAGE and ENCLOSED REAR GARDEN with fabulous views.



### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

### **Downstairs Wc**

Having a wall hung WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window.

### **Kitchen/Diner**

16' 11" MAX x 16' 6" ( 5.16m MAX x 5.03m ) 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, integrated oven with electric hob, fitted extractor fan, integrated dishwasher, space for fridge freezer, gas central heating radiator, understairs storage, underfloor heating, uPVC double glazed window to the rear and uPVC double glazed French doors leading out the rear garden.

### **Utility Room**

5' x 7' ( 1.52m x 2.13m )

Work surfaces with a sink and drainer and mixer tap, space for a washing machine and tumble dryer, chrome heated towel rail.

### **First Floor Landing**

Cupboard housing the gas central heating boiler, gas central heating radiator, uPVC double glazed window to the side. Access to the living room, bedroom one and the house bathroom.

### **Living Room**

13' 1" x 16' 6" ( 3.99m x 5.03m )

uPVC double glazed French doors with Juliet balcony, two gas central heating radiators.

### **Bedroom One**

11' 4" x 12' 4" plus wardrobe ( 3.45m x 3.76m plus wardrobe )

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

### **House Bathroom**

A four piece bathroom suite comprising of bath with taps, shower cubicle, wall hung WC, two wash hand basins, under floor heating, chrome heated towel rail and fully tiled walls to all visible areas.

### **Second Floor Landing**

Access to bedrooms two and three and second bathroom. Loft access.

### **Bedroom Two**

12' 8" x 11' 2" MAX ( 3.86m x 3.40m MAX )

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

### **Bedroom Three**

12' 7" x 16' 5" into recess ( 3.84m x 5.00m into recess )

uPVC double glazed window to the rear, gas central heating radiator, eaves storage space.

### **Second Bathroom**

Having a shower cubicle, wall hung WC, wash hand basin, underfloor heating, chrome heated towel rail.

### **Exterior**

Driveway to the front, garage with electric roller door and having power and lighting and to the rear is a garden with decked area and patio area and having fabulous views. Side passage way provides access to the rear garden.



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## Howden Clough Road, Morley Leeds

- Modern three bedroom town house
- Downstairs WC & two bathrooms
- Kitchen/diner with utility room
- Garden to the rear with fabulous views
- Driveway and garage

Tenure: Freehold EPC Rating: C

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY110619 - 0003

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