



Hardy Street, Morley Leeds LS27 8HU

welcome to

Hardy Street, Morley Leeds

THREE bedroom LINK-DETACHED FAMILY HOME with LOFT ACCOMMODATION, NO ONWARD CHAIN, OPEN PLAN LIVING/DINING AREAS, FITTED KITCHEN, DOWNSTAIRS WC, STUDY ROOM, HOUSE BATHROOM, DRIVEWAY, SINGLE GARAGE and WELL MAINTAINED REAR GARDEN.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage. Access to the downstairs WC, kitchen and dining area.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator and a uPVC double glazed window to the front.

Kitchen

15' 4" x 9' 11" (4.67m x 3.02m)

Having a fully fitted modern kitchen with a range of base and wall mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven with induction hob, space for a dishwasher, washing machine and fridge freezer, cupboard housing the gas central heating boiler, uPVC double glazed window to the front and open access through to the dining room.

Dining Area

11' 11" MAX x 16' 1" (3.63m MAX x 4.90m)

Gas central heating radiator, open access through to the living area.

Living Area

9' 2" x 16' 9" (2.79m x 5.11m)

Double glazed wooden window to the rear, uPVC double glazed sliding doors leading out to the rear garden, gas central heating radiator and door leading into the study.

Study

6' 8" x 7' 9" (2.03m x 2.36m)

Double glazed wooden window to the rear, gas central heating radiator.

First Floor Landing

uPVC double glazed window to the side, access to three bedrooms and house bathroom. Stairs leading to the loft room.

Bedroom One

12' 4" x 9' 3" (3.76m x 2.82m)

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

Bedroom Two

10' 6" x 8' plus recess (3.20m x 2.44m plus recess)

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

Bedroom Three

7' 4" x 7' 8" (2.24m x 2.34m)

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

House Bathroom

A three piece modern bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, storage cupboard, gas central heating radiator and uPVC double glazed window to the front.

Loft Accommodation

11' 8" x 11' 3" MAX (3.56m x 3.43m MAX)

Two skylights, eaves storage and a wall heater.

Exterior

Driveway to the side leading to the single garage, paved area to the front and to the rear is a well presented garden with artificial grass, decked area with fence boundaries.





Single Garage

Up and over door to the front, power and electrics and door to the rear leading into the study.



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welcome to

Hardy Street, Morley Leeds

- Three bedroom link-detached family home
- Loft accommodation
- Downstairs WC & Study
- Open plan living space
- Well maintained rear garden

Tenure: Freehold EPC Rating: C

offers over

£310,000



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

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Property Ref:
MLY110698 - 0003

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william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk