



**Harwill Rise, Churwell Leeds LS27 7QL**

**welcome to**

## **Harwill Rise, Churwell Leeds**

NO ONWARD CHAIN, THREE bedroom SEMI DETACHED family home, AMAZING VIEWS to the rear overlooking fields, LIVING ROOM, DINING/KITCHEN, THREE BEDROOMS and a SHOWER ROOM. DRIVEWAY, SINGLE GARAGE and GARDENS to three sides.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing, under stairs storage cupboard housing the gas central heating boiler. Doors leading through to the living room and kitchen/diner.

### **Living Room**

14' 9" x 11' 3" ( 4.50m x 3.43m )

With a uPVC double glazed window to the front, gas feature fire and a gas central heating radiator.

### **Kitchen/Diner**

8' 1" x 17' 6" ( 2.46m x 5.33m )

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, space for oven, dishwasher, washing machine, tumble dryer, fitted extractor fan, gas central heating radiator, two uPVC double glazed windows and a uPVC double glazed door to the rear. Space for a dining table.

### **First Floor Landing**

uPVC double glazed window to the side, loft access which is part boarded. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

12' 5" x 9' 11" plus recess ( 3.78m x 3.02m plus recess )

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

### **Bedroom Two**

10' 9" x 11' 6" MAX ( 3.28m x 3.51m MAX )

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

### **Bedroom Three**

9' 9" MAX x 7' 5" ( 2.97m MAX x 2.26m )

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

### **Shower Room**

Shower room with a shower, low level flush WC, wash hand basin, part tiled walls, chrome heated towel rail, uPVC double glazed window to the rear.

### **Exterior**

Lawn area to the front, driveway to the side leading to the single garage with up and over door, artificial grass area and paved garden to the rear and side with fence boundaries. Amazing views to the rear over looking fields.





**view this property online** [williamhbrown.co.uk/Property/MLY110674](http://williamhbrown.co.uk/Property/MLY110674)



welcome to

## Harwill Rise, Churwell Leeds

- Three bedroom semi detached accommodation
- No onward chain
- Fantastic views overlooking fields to the rear
- Gardens, driveway and garage
- Close proximity to Morley Town Centre & White Rose Centre

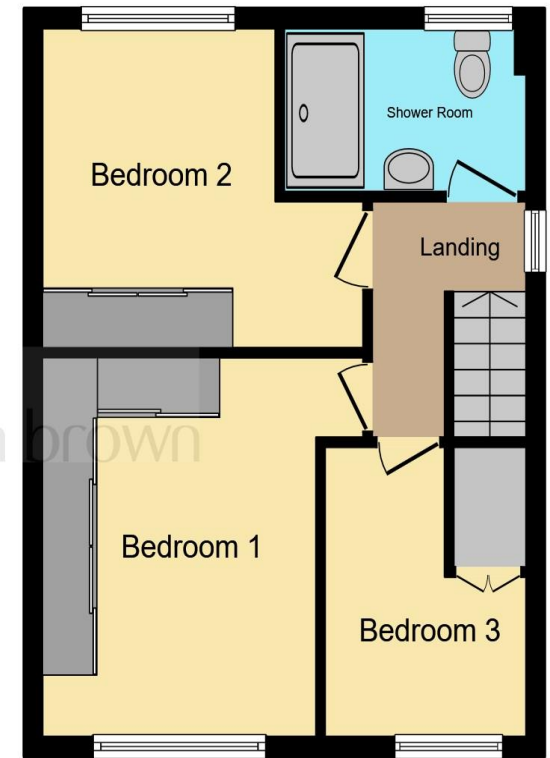
Tenure: Freehold EPC Rating: D

offers over

**£250,000**



Ground Floor



First Floor

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)

view this property online [williamhbrown.co.uk/Property/MLY110674](http://williamhbrown.co.uk/Property/MLY110674)



Property Ref:  
MLY110674 - 0011

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](mailto:morley@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)