



**Settle Vale, Morley Leeds LS27 8YW**

**welcome to**

## **Settle Vale, Morley Leeds**

FABULOUS FTB/YOUNG FAMILY HOME, WELL PRESENTED THROUGHOUT, close proximity to Morley Town Centre and good access to motorway links, DOWNSTAIRS WC, SPACIOUS LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom and HOUSE BATHROOM. TWO PARKING SPACES and ENCLOSED REAR GARDEN.

### **Entrance Hall**

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

### **Downstairs Wc**

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

### **Living Room**

14' 2" MAX x 12' ( 4.32m MAX x 3.66m )

A spacious room with a uPVC double glazed window to the front, gas central heating radiator, understairs storage cupboard and door leading through to the kitchen/diner.

### **Kitchen/Diner**

8' 9" x 15' 3" ( 2.67m x 4.65m )

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 dishwasher and oven, gas hob with fitted extractor fan, space for a fridge freezer, gas central heating radiator, cupboard housing the gas central heating boiler, uPVC double glazed window and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Storage cupboard and loft access. Access to all three bedrooms and the house bathroom.

### **Bedroom One**

9' 5" x 12' MAX ( 2.87m x 3.66m MAX )

uPVC double glazed window to the front, gas central heating radiator, storage cupboard and access into the ensuite.

### **Ensuite**

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, part tiled walls, heated towel rail, uPVC double glazed window to the front.

### **Bedroom Two**

7' 6" x 8' 11" ( 2.29m x 2.72m )

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

### **Bedroom Three**

7' 6" x 6' ( 2.29m x 1.83m )

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

### **House Bathroom**

A three piece bathroom suite comprising of a bath with taps and electric shower over, low level flush WC, wash hand basin, heated towel rail, part tiled walls, uPVC double glazed window to the side.

### **Exterior**

Two parking spaces to the front of the property and to the rear is an enclosed lawned garden with patio area and having fence and wall boundaries.

### **Please Note:**

There is yearly service charge to be paid, for more information please contact the agent.





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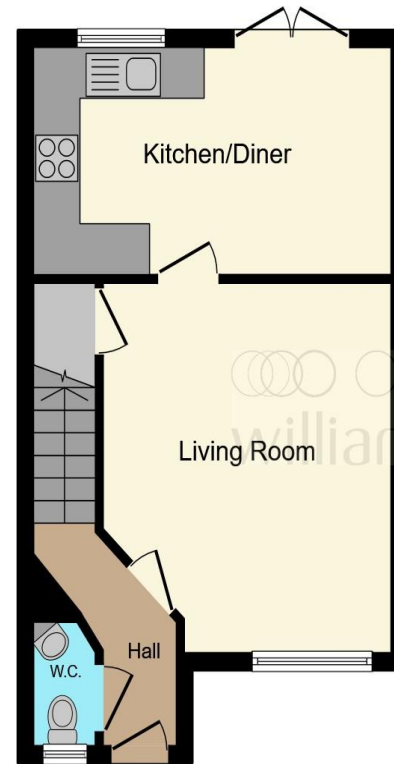
- Three bedroom end terrace accommodation
- Well presented throughout
- Open plan kitchen/diner
- Downstairs WC & Ensuite to master bedroom
- Two parking spaces

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

**£240,000**



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)

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Property Ref:  
MLY110659 - 0004

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