



**Croft House View, Morley Leeds LS27 8NS**

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## **Croft House View, Morley Leeds**

NO ONWARD CHAIN. Situated on a popular residential location within close proximity to Morley Town Centre and set on a CORNER PLOT POSITION with GARDENS to three sides, DRIVEWAY, SINGLE GARAGE, LIVING ROOM, KITCHEN, TWO BEDROOMS and HOUSE BATHROOM. The property benefited from a partial refurb in 2017.

### **Living Room**

19' 8" x 13' 2" into recess ( 5.99m x 4.01m into recess )  
Composite double glazed door to the side, uPVC double glazed windows to the front, gas central heating radiator, gas feature fire. Doors leading through to the kitchen and inner hallway.

### **Kitchen**

9' 1" x 10' 11" ( 2.77m x 3.33m )  
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 fridge and freezer, integrated oven, gas hob with fitted extractor fan, space for a washing machine, gas central heating radiator, uPVC double glazed window to the rear and a Composite double glazed door to the rear.

### **Inner Hallway**

Giving access to both bedrooms, bathroom and loft access.

### **Bedroom One**

12' 3" x 10' 2" ( 3.73m x 3.10m )  
uPVC double glazed window to the front, gas central heating radiator and fitted wardrobes.

### **Bedroom Two**

12' 6" x 7' 2" ( 3.81m x 2.18m )  
uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

### **House Bathroom**

A three piece bathroom suite comprising of a shower cubicle with electric shower, low level flush WC, wash hand basin, chrome heated towel rail, fully tiled walls to all visible areas, uPVC double glazed window to the rear.

### **Loft Space**

Having lighting and housing the gas central heating boiler.

### **Exterior**

Well presented lawned garden to the front and side with mature plants and shrubs, steps leading to the front door and driveway leading to the single garage which has up and over door and to the rear is an easy to maintain paved garden with lawn and graveled areas with fence boundaries.





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## Croft House View, Morley Leeds

- Two bedroom semi detached bungalow
- Well presented throughout
- Corner plot position
- Well maintained gardens
- Driveway and single garage

Tenure: Freehold EPC Rating: D

offers in excess of

**£235,000**



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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Property Ref:  
MLY110728 - 0008

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