



**Bradfield Avenue, Morley Leeds LS27 0GH**

**welcome to**

## **Bradfield Avenue, Morley Leeds**

MODERN and WELL PRESENTED FOUR bedroom DETACHED FAMILY HOME, with a fabulous OPEN PLAN KITCHEN/DINER, situated within close proximity to Morley Town Centre, GOOD SCHOOLS and having good access to MOTORWAY LINKS.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with useful understairs storage cupboard. Doors leading into the downstairs WC, living room and open plan kitchen/diner.

### **Downstairs Wc**

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

### **Living Room**

16' 5" x 10' 8" ( 5.00m x 3.25m )

A good sized room with a uPVC double glazed window to the front with fitted blinds and gas central heating radiator.

### **Kitchen/Diner**

13' 6" x 18' 1" ( 4.11m x 5.51m )

A fabulous open plan kitchen/diner having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated fridge freezer and dishwasher, electric oven with gas hob, fitted extractor fan, breakfast bar, gas central heating radiator, cupboard housing the gas central heating boiler and having space for a washing machine, uPVC double glazed window to the rear and dining area having uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Useful storage cupboard, loft access, gas central heating radiator. Doors leading to all four bedrooms and the house bathroom.

### **Bedroom One**

11' 7" x 8' 11" ( 3.53m x 2.72m )

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

### **Ensuite**

A three piece suite comprising of shower cubicle with electric shower, low level flush WC, wash hand basin, gas central heating radiator.

### **Bedroom Two**

9' 9" x 9' 3" into recess ( 2.97m x 2.82m into recess )

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

### **Bedroom Three**

6' 8" x 8' 5" ( 2.03m x 2.57m )

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

### **Bedroom Four**

8' 4" x 8' 9" ( 2.54m x 2.67m )

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

### **House Bathroom**

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

### **Exterior**

Driveway to the side leading to the single garage, lawned area to the front with pathway leading to the front door, Ropec EV car charger and to the rear is a lawned garden with patio area and fence and wall boundaries, perfect space for the family to enjoy.

### **Garage**

21' 7" x 10' 9" ( 6.58m x 3.28m )





Having power and lighting. (measurements supplied by the vendor)



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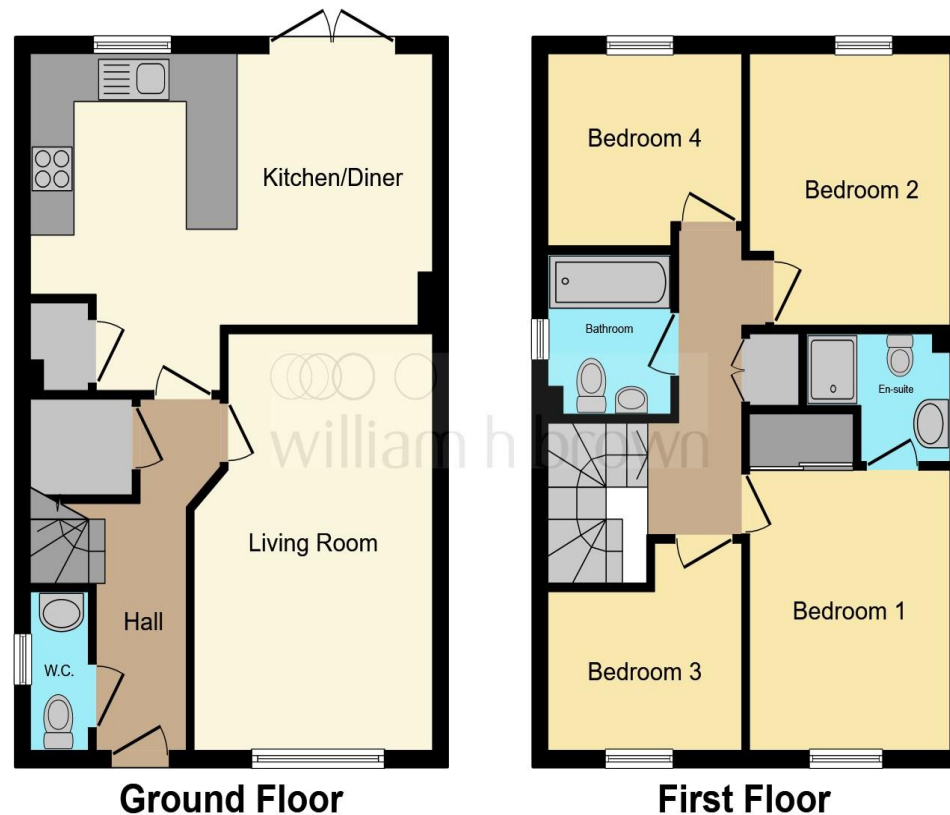
## Bradfield Avenue, Morley Leeds

- Beautiful four bedroom detached family home
- Open plan kitchen/diner
- Downstairs WC
- Ensuite to master bedroom
- Enclosed lawned rear garden

Tenure: Freehold EPC Rating: B

offers in the region of

**£399,999**



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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