



Manor Farm Drive, Morley Leeds LS27 7RP

welcome to

Manor Farm Drive, Morley Leeds

FABULOUS SIZED FOUR bedroom SEMI DETACHED DORMER BUNGALOW, DOWNSTAIRS BEDROOM and SHOWER ROOM, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, CONSERVATORY, three first floor bedrooms, BATHROOM and separate WC. DRIVEWAY, GARAGE and LAWNED GARDENS.

Entrance Porch

uPVC double glazed door to the front and further door leading into the hallway.

Entrance Hall

Spacious entrance hall with single glazed door to the front, uPVC double glazed window to the front, gas central heating radiator, storage cupboard and stairs leading to the first floor landing. Doors leading to the living room, shower room, bedroom one and the kitchen/diner.

Living Room

14' 3" x 11' 10" into recess (4.34m x 3.61m into recess)
uPVC double glazed window to the front, electric feature fire, gas central heating radiator.

Shower Room

Having a three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

Kitchen/Diner

8' 7" x 10' 3" (2.62m x 3.12m)
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 oven with electric hob and extractor fan, space for a washing machine, uPVC double glazed window to the side and open access leading through to the utility room.

Utility Room

5' 11" x 10' 5" (1.80m x 3.17m)
Base units with space for fridge freezer, breakfast bar, gas central heating radiator and uPVC double glazed windows and door to the rear.

Bedroom One

11' 10" x 11' 1" plus wardrobe (3.61m x 3.38m plus wardrobe)
Single glazed window to the rear, fitted wardrobes, gas central heating radiator and door leading into the conservatory.

Conservatory

9' 3" x 9' 9" (2.82m x 2.97m)
uPVC double glazed window and door to the rear.

First Floor Landing

Access to three bedrooms, house bathroom and separate WC.

Bedroom Two

8' 11" plus wardrobe x 11' 11" MAX (2.72m plus wardrobe x 3.63m MAX)
(Sloping roof) uPVC double glazed window to the front, gas central heating radiator, fitted wardrobe.

Bedroom Three

10' 7" x 11' 11" (3.23m x 3.63m)
Sloping roof. uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

Bedroom Four

7' 5" x 10' 4" MAX (2.26m x 3.15m MAX)
Sloping roof. uPVC double glazed window to the rear, gas central heating radiator.

Bathroom

Bathroom suite comprising of bath with taps, shower cubicle, chrome heated towel rail, uPVC double glazed window to the front.





Separate Wc

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

Exterior

Driveway to the side leading to the single garage, lawned garden to the front and to the rear is a good sized lawned garden with paved patio area, plants and shrubs and fence boundaries.



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Manor Farm Drive, Morley Leeds

- Four bedroom semi detached dormer bungalow
- Kitchen/Diner with utility room
- Conservatory
- Downstairs bedroom and shower room
- Driveway and garage

Tenure: Freehold EPC Rating: E

£289,995



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

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Property Ref:
MLY110804 - 0002

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