



**Rotary View, Morley Leeds LS27 8FS**

**welcome to**

## **Rotary View, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME, MODERN and WELL PRESENTED throughout, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, THREE first floor BEDROOMS, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY and ENCLOSED REAR GARDEN.

### **Entrance Porch**

Composite double glazed door to the front and further door leading into the living room.

### **Living Room**

14' 8" x 11' 10" ( 4.47m x 3.61m )

uPVC double glazed window to the front, gas central heating radiator, electric fire, useful storage cupboard and door leading into the inner hallway.

### **Inner Hallway**

Stairs leading to the first floor landing and access to the downstairs WC and kitchen/diner.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, gas central heating radiator.

### **Kitchen/Diner**

8' 10" x 11' 9" ( 2.69m x 3.58m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, integrated oven, fridge freezer and dishwasher, gas hob and extractor fan, gas central heating radiator, cupboard housing the gas central heating boiler, uPVC double glazed window and uPVC double glazed French doors to the rear.

### **First Floor Landing**

#### **Bedroom One**

16' 4" MAX x 8' 4" ( 4.98m MAX x 2.54m )

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

### **Ensuite**

Having a three piece suite comprising of shower cubicle, low level flush WC, wash hand basin, part

tilled walls, gas central heating radiator and a double glazed Skylight to the rear.

### **Bedroom Two**

10' 5" MAX x 11' 10" ( 3.17m MAX x 3.61m )

Two uPVC double glazed windows to the front, fitted wardrobes, gas central heating radiator.

### **Bedroom Three**

8' 9" x 11' 9" ( 2.67m x 3.58m )

uPVC double glazed window to the rear, 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, uPVC double glazed window to the side.

### **Exterior**

Driveway to the side, pathway leading to the front door and to the rear is an enclosed lawned garden with patio area, garden shed and having fence boundaries.

### **Please Note:**

Ground rent is £180.00 per annum, please ask your conveyancer for more information.







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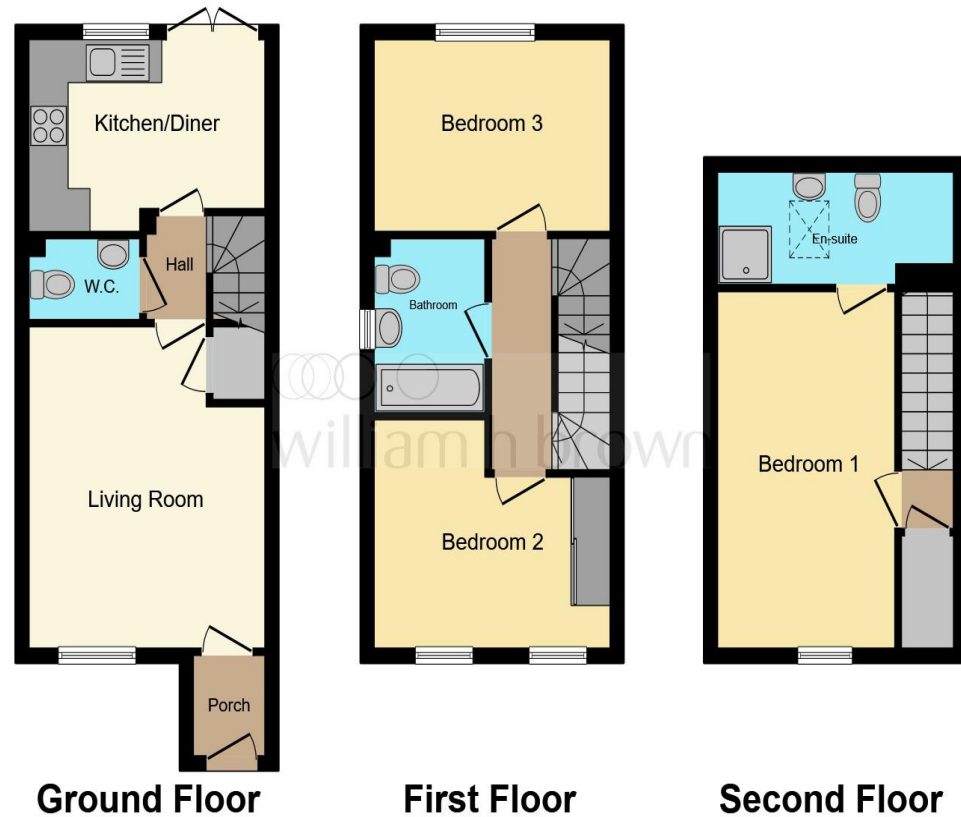
## Rotary View, Morley Leeds

- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Downstairs WC
- Ensuite to master bedroom
- Enclosed lawned garden

Tenure: Freehold EPC Rating: B

offers in the region of

**£250,000**



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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