



**Frensham Avenue, Morley Leeds LS27 0RP**

**welcome to**

## **Frensham Avenue, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME, THREE bedroom SEMI DETACHED accommodation, close proximity to Morley Town Centre, DOWNSTAIRS WC, SPACIOUS LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, HOUSE BATHROOM, DRIVEWAY and an ENCLOSED REAR GARDEN with SUMMER HOUSE.

### **Entrance Porch**

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

### **Downstairs Wc**

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

### **Living Room**

13' 8" x 15' 9" ( 4.17m x 4.80m )  
uPVC double glazed window to the front, gas central heating radiator, stairs leading to the first floor landing. Door leading through to the kitchen/diner.

### **Kitchen/Diner**

9' 6" x 15' 9" ( 2.90m x 4.80m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating a Belfast style sink with mixer tap, integrated fridge freezer, microwave, dishwasher and double oven, induction hob and fitted extractor fan, cupboard housing the gas central heating boiler, gas central heating radiator, space for a washing machine, storage cupboard, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

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

### **Bedroom One**

10' 9" plus wardrobe x 7' 9" plus recess ( 3.28m plus wardrobe x 2.36m plus recess )  
uPVC double glazed window to the front, fitted wardrobes and gas central heating radiator.

### **Bedroom Two**

9' 3" plus wardrobe x 8' 1" plus recess ( 2.82m plus wardrobe x 2.46m plus recess )  
uPVC double glazed window to the rear, fitted wardrobes and gas central heating radiator.

### **Bedroom Three**

7' 8" MAX x 7' 8" ( 2.34m MAX x 2.34m )  
uPVC double glazed window to the front, gas central heating radiator.

### **House Bathroom**

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

### **Exterior**

Paved driveway to the front and to the rear is an enclosed garden with artificial lawn area, paved seating area, fabulous summer house with fence boundaries.







***view this property online*** [williamhbrown.co.uk/Property/MLY110876](http://williamhbrown.co.uk/Property/MLY110876)



welcome to

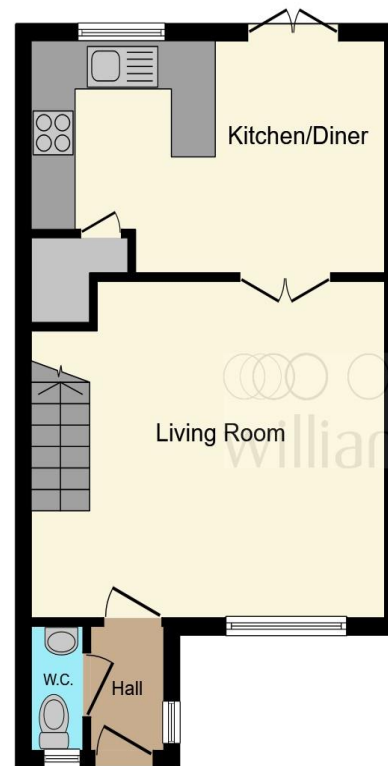
## Frensham Avenue, Morley Leeds

- Three bedroom semi detached accommodation
- Kitchen/diner
- Spacious living room
- Downstairs WC
- Driveway and rear garden

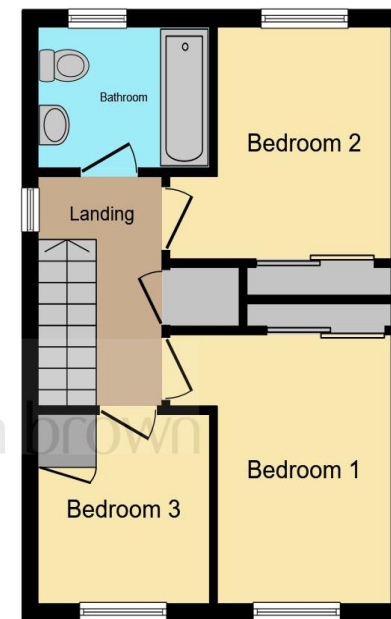
Tenure: Freehold EPC Rating: D

offers in the region of

**£260,000**



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)

**view this property online** [williamhbrown.co.uk/Property/MLY110876](http://williamhbrown.co.uk/Property/MLY110876)



Property Ref:  
MLY110876 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West  
Yorkshire, LS27 9BP



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**