

Croft House Gardens, Morley Leeds LS27 8NY



welcome to

Croft House Gardens, Morley Leeds

NO ONWARD CHAIN, TWO bedroom SEMI DETACHED TRUE BUNGALOW, close proximity to Morley Town Centre and train station, SPACIOUS LIVING/DINING ROOM, FITTED KITCHEN, TWO BEDROOMS, SHOWER ROOM, DRIVEWAY and GARDENS to both front and rear with OUT BUILDING.

Please Note:

The property is unregistered - please seek further information from your conveyancer.

Living/Dining Room

19' x 12' 11" into recess (5.79m x 3.94m into recess) Composite double glazed door to the front, uPVC double glazed window to the front, electric fire, gas central heating radiator, open access into the kitchen and door leading to the inner hall.

Kitchen

9' 6" x 10' 8" (2.90m x 3.25m)

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 gas hob, fitted extractor fan, space for a slimline dishwasher, washing machine and fridge, gas central heating radiator, uPVC double glazed window to the rear and a Composite double glazed door to the rear.

Bedroom One

12' 3" x 10' 3" ($3.73m\ x\ 3.12m$) uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two

12' 7" x 7' 3" (3.84m x 2.21m) uPVC double glazed window to the rear, gas central heating radiator.

Shower Room

A modern shower room having a walk-in shower, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear.

Loft Sapce

Part boarded, lighting and houses the gas central

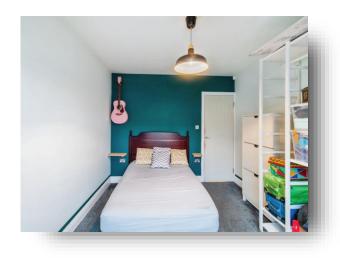
heating boiler.

Exterior

Driveway to the side providing ample parking, garden area to the front and to the rear is paved garden with fence boundary and an outbuilding, prefect for storage.













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- Two bedroom semi detached true bungalow
- Sought after residential location
- No onward chain
- Driveway and gardens
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: C Council Tax Band: C

offers over

£210,000



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

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Property Ref:

MLY110601 - 0005

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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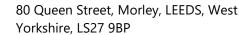
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