



**Rooms Fold, Morley Leeds LS27 9PS**

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## **Rooms Fold, Morley Leeds**

FABULOUS TWO bedroom LINKED HOUSE, situated within close proximity to Morley Town Centre, PERFECT FTB/downsize, SPACIOUS OPEN PLAN KITCHEN/RECEPTION ROOM, LIVING ROOM, TWO BEDROOMS, HOUSE BATHROOM, DRIVEWAY to the front and ENCLOSED REAR GARDEN.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. Door leading into the kitchen/study.

### **Living Room**

18' 5" x 9' 9" MAX ( 5.61m x 2.97m MAX )  
uPVC double glazed sliding door to the rear, gas central heating radiator.

### **Reception Room**

14' 9" x 7' 10" ( 4.50m x 2.39m )  
uPVC double glazed window to the front, gas central heating radiator, open plan with the kitchen.

### **Kitchen**

14' 9" x 5' 5" ( 4.50m x 1.65m )  
Has 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 oven with electric hob and extractor fan, integrated fridge freezer, washing machine and slimline dishwasher, gas central heating radiator, uPVC double glazed window to the rear, open plan with the reception room.

### **First Floor Landing**

Storage cupboard housing the gas central heating boiler, loft access. Access to both bedrooms and the house bathroom.

### **Bedroom One**

16' 5" x 8' 9" ( 5.00m x 2.67m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Two**

13' 6" x 6' 7" ( 4.11m x 2.01m )  
uPVC double glazed window to the rear, gas central heating radiator and fitted wardrobes.

### **House Bathroom**

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

### **Exterior**

Driveway to the front and to the rear is an easy to maintain, enclosed, tiered paved and graveled garden with fence boundaries.







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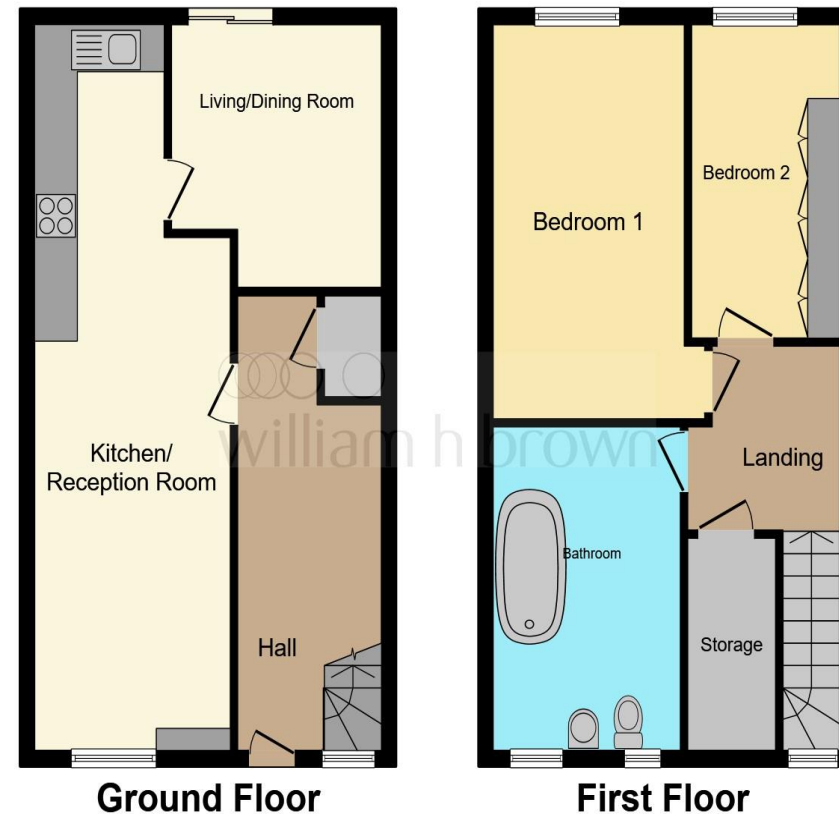
## Rooms Fold, Morley Leeds

- Two bedroom linked house
- Perfect FTB/downsize
- Open plan kitchen/reception room
- Driveway to the front
- Enclosed tiered garden to the rear

Tenure: Freehold EPC Rating: C

offers over

**£218,500**



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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