



Ibbetson Drive, Churwell Leeds LS27 7TZ

welcome to

Ibbetson Drive, Churwell Leeds

FABULOUS THREE bedroom LINK DETACHED accommodation, POPULAR RESIDENTIAL LOCATION with close proximity to Morley Town Centre and Morley Train Station and having easy access to motorway links and White Rose Shopping Centre, benefiting from a SPACIOUS DRIVEWAY and ENCLOSED REAR GARDEN.

Entrance Hall

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Living Room

13' 7" x 12' 3" (4.14m x 3.73m)

uPVC double glazed window to the front, gas central heating radiator and door leading through to the kitchen/diner.

Kitchen/Diner

10' 7" x 15' 7" (3.23m x 4.75m)

Having 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, gas hob and fitted extractor fan, integrated fridge freezer, space for a washing machine and dishwasher, understairs storage cupboard, uPVC double glazed window to the rear, gas central heating radiator and double glazed sliding doors leading into the conservatory.

Conservatory

8' 8" x 14' 7" (2.64m x 4.45m)

uPVC double glazed windows and uPVC double glazed door, gas central heating radiator and door leading through to the study/playroom/office.

Study/Playroom/Office

14' 8" x 9' 2" (4.47m x 2.79m)

Door to the rear, gas central heating radiator, cupboard housing the gas central heating boiler.

First Floor Landing

Storage cupboard housing the CCTV unit. Access to all three bedrooms and the house bathroom.

Bedroom One

8' 8" x 15' 8" MAX (2.64m x 4.78m MAX)

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

Bedroom Two

8' 11" x 7' 2" plus wardrobe (2.72m x 2.18m plus wardrobe)

uPVC double glazed window to the rear with fitted shutters, gas central heating radiator.

Bedroom Three

10' 9" MAX x 6' 1" (3.28m MAX x 1.85m)

uPVC double glazed window to the rear with fitted shutters, gas central heating radiator.

House Bathroom

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

Loft Space

Part boarded with lighting.

Exterior

Driveway to the side, providing ample parking and leading to the garage which is for storage only, lawned garden area to the front with rockery and to the rear is an enclosed lawned garden with paved area, garden shed and having fence boundaries.





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welcome to

Ibbetson Drive, Churwell Leeds

- Three bedroom link detached house
- Well presented throughout
- Good access to Morley Town Centre
- Good sized conservatory
- Study/office/playroom

Tenure: Freehold EPC Rating: C

offers over

£280,000



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:
MLY110897 - 0003

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