



**Harwill Croft, Churwell Leeds LS27 7PG**

**welcome to**

## **Harwill Croft, Churwell Leeds**

LOOK NO FURTHER! A FABULOUS FOUR bedroom DETACHED FAMILY HOME, situated within close proximity to Morley Town Centre and having the most AMAZING OPEN PLAN LIVING KITCHEN/DINER with BI-FOLD doors leading out to the rear garden.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. Access to the downstairs WC, kitchen/diner and living room.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, chrome heated towel rail.

### **Living Room**

11' 10" x 14' 7" into recess ( 3.61m x 4.45m into recess )  
uPVC double glazed French doors leading out to the rear garden, gas feature fire and gas central heating radiator.

### **Open Plan Living Kitchen/Diner**

26' 4" x 14' 9" ( 8.03m x 4.50m )  
A fabulous open plan living kitchen/diner having living area to the front with two uPVC double glazed windows and gas central heating radiator and to the rear is a fully fitted modern kitchen with an array of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated compliance's include dishwasher, washing machine, two fridges and a separate freezer, space for a Range cooker, two gas central heating radiators, uPVC double glazed window to the rear, two double glazed skylights and Bi-Folding doors leading out to the rear garden.

### **First Floor Landing**

Airing cupboard, loft access and access to all four bedrooms and the house bathroom.

### **Bedroom One**

11' 7" x 12' plus wardrobe ( 3.53m x 3.66m plus wardrobe )

Two uPVC double glazed windows to the front, gas central heating radiator, storage cupboard and access into the ensuite.

### **Ensuite**

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, heated towel rail, uPVC double glazed window to the side.

### **Bedroom Two**

10' 5" x 8' 5" ( 3.17m x 2.57m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

10' 5" x 8' 5" ( 3.17m x 2.57m )  
uPVC double glazed window to the rear, gas central heating radiator and storage cupboard.

### **Bedroom Four**

7' 5" x 8' 7" ( 2.26m x 2.62m )  
uPVC double glazed window to the front, 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, part tiled walls, chrome heated towel rail, uPVC double glazed window to the rear.

### **Exterior**

Situated at the end of the street with a driveway providing ample parking, single garage, lawned area and to the rear is a fabulous lawned garden with a decked area, perfect space for the family to enjoy.





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## Harwill Croft, Churwell Leeds

- Fabulous four bedroom detached family home
- Modern and well presented throughout
- Amazing open plan living kitchen/diner
- Ensuite to master bedroom
- Enclosed lawned garden

Tenure: Freehold EPC Rating: C

offers in the region of

**£400,000**



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)

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