



Pipit Meadow, Morley Leeds LS27 8GX

welcome to

Pipit Meadow, Morley Leeds

FABULOUS MODERN and WELL PRESENTED THREE bedroom SEMI DETACHED, situated on the ever popular BIRD ESTATE, DOWNSTAIRS WC, LOUNGE, KITCHEN/DINER, CONSERVATORY, HOUSE BATHROOM, DRIVEWAY, LAWNED GARDEN to the front and DECKING and PAVED GARDEN to the rear.

Entrance Hall

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

Downstairs Wc

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

Living Room

14' 10" MAX x 12' 10" (4.52m MAX x 3.91m)
uPVC double glazed window to the front, gas fire, two gas central heating radiators and door leading through to the kitchen.

Kitchen/Diner

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, electric oven, induction hob, integrated fridge freezer, dishwasher and washing machine, gas central heating radiator, understairs storage cupboard housing the fuse box, uPVC double glazed window to the rear, Composite double glazed door to the side and uPVC double glazed French doors leading into the conservatory.

Conservatory

10' 8" x 9' 10" (3.25m x 3.00m)
uPVC double glazed windows, uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side, gas central heating radiator. Access to all three bedrooms and the house bathroom.

Bedroom One

14' 8" MAX x 8' 11" MAX (4.47m MAX x 2.72m MAX)
uPVC double glazed window to the front, gas central heating radiator, built-in wardrobes.

Bedroom Two

9' 8" MAX x 10' 2" MAX (2.95m MAX x 3.10m MAX)
uPVC double glazed window to the rear, built-in wardrobes, gas central heating radiator.

Bedroom Three

11' 6" MAX x 7' 2" MAX (3.51m MAX x 2.18m MAX)
uPVC double glazed window to the front, gas central heating radiator, loft access, storage cupboard and wall cupboards.

House Bathroom

A three piece bathroom suite comprising of shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail and uPVC double glazed window to the rear.

Exterior

Gated entrance leading to the spacious driveway, lawned area to the front and to the rear is a fabulous garden, having a raised decked area, perfect for entertaining and enjoying the summer months and a further paved area with outside tap and electrics with fence boundaries.





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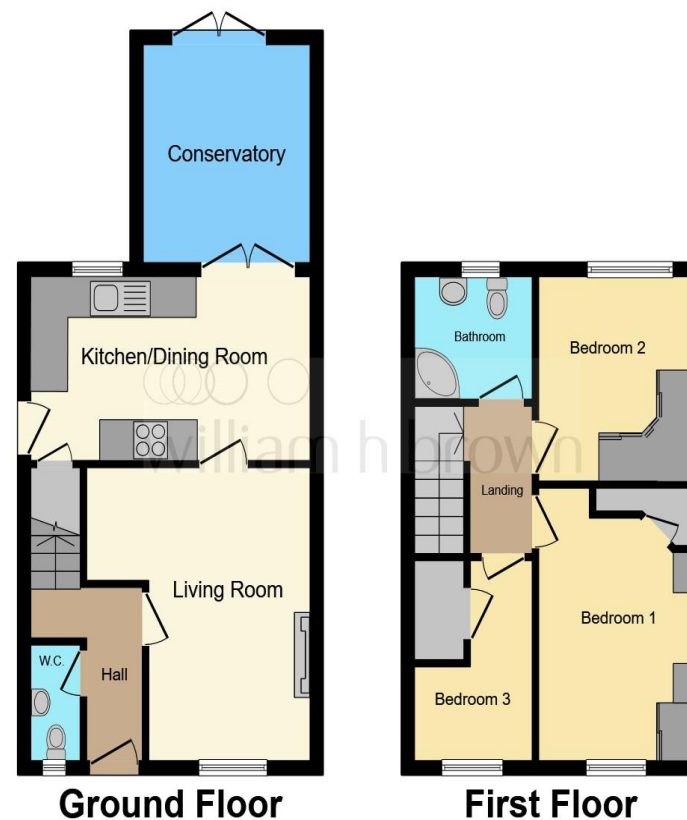
Pipit Meadow, Morley Leeds

- Three bedroom semi detached accommodation
- Situated on the ever popular Bird Estate
- Conservatory & Downstairs WC
- Kitchen/diner
- Driveway and gardens

Tenure: Freehold EPC Rating: C

offers over

£285,000



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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