



**Springfield Lane, Morley Leeds LS27 9PL**

**welcome to**

## **Springfield Lane, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME, close proximity to Morley Town Centre, GARDENS to both front and rear, SPACIOUS KITCHEN/DINER, LIVING ROOM, THREE BEDROOMS, ENSUITE to master bedroom and HOUSE BATHROOM.

### **Entrance Porch**

uPVC double glazed door to the front, tiled flooring and door leading into the hallway.

### **Hallway**

Stairs leading to the first floor landing and door leading into the living room.

### **Living Room**

13' 8" x 13' 10" ( 4.17m x 4.22m )

uPVC double glazed window to the front, gas central heating radiator.

### **Kitchen/Diner**

A bright and spacious room, having a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, fitted extractor fan, integrated fridge freezer, dishwasher and washing machine, two gas central heating radiators, storage cupboard, uPVC double glazed window to the rear and Composite double glazed door to the rear.

### **First Floor Landing**

Access to three bedrooms and the house bathroom.

### **Bedroom One**

13' 11" MAX x 11' 1" MAX ( 4.24m MAX x 3.38m MAX )

uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

### **Ensuite**

A three piece suite comprising of shower cubicle, low level flush WC, wash hand basin.

### **Bedroom Two**

11' x 9' 11" ( 3.35m x 3.02m )

uPVC double glazed window to the rear, gas central

heating radiator.

### **Bedroom Three**

8' 9" x 5' 9" ( 2.67m x 1.75m )

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, gas central heating radiator, uPVC double glazed window.

### **Exterior**

Lawned garden to the front with paved area and fence boundaries and to the rear is an enclosed garden with artificial grass and paved areas and having fence boundaries with a right of access to neighbouring property.







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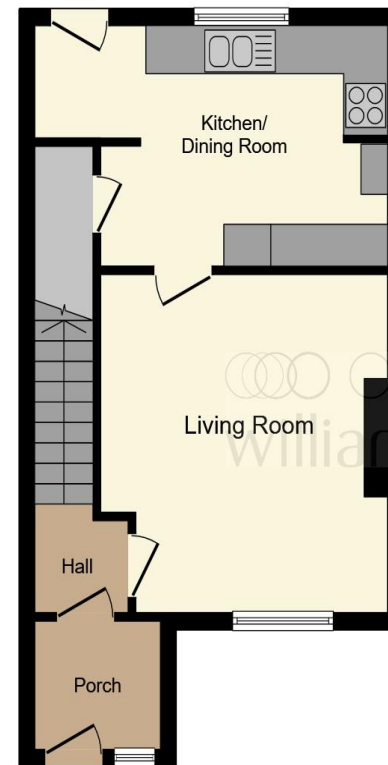
## Springfield Lane, Morley Leeds

- Three bedroom mid through terrace accommodation
- Spacious kitchen/diner
- Ensuite to master bedroom
- Gardens to front and rear
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: C

offers over

**£210,000**



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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Property Ref:  
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