



**Carson Grove, Morley Leeds LS27 0GE**



**welcome to**

**Carson Grove, Morley Leeds**

TASTEFULLY DECORATED throughout and READY TO MOVE into, FOUR bedroom DETACHED accommodation, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER with French doors leading out to the rear, ENSUITE to master bedroom and HOUSE BATHROOM. SPACIOUS DRIVEWAY, SINGLE GARAGE and GARDENS to front and rear.



### **Entrance Hall**

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

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, gas central heating radiator, space for a washing machine and tumble dryer, uPVC double glazed window to the side.

### **Living Room**

16' 5" x 10' 8" into recess ( 5.00m x 3.25m into recess )  
uPVC double glazed window to the front, two gas central heating radiators.

### **Kitchen/Diner**

Having a fully fitted modern kitchen with an array of wall and base units with complementary Quartz work surfaces over, incorporating sink and drainer with mixer tap, electric oven, induction hob and extractor fan, integrated dishwasher and fridge freezer, pantry storage, gas central heating radiator, gas central heating boiler, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

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

### **Bedroom One**

13' 8" into recess x 9' ( 4.17m into recess x 2.74m )  
uPVC double glazed window to the front, gas central heating radiator and access into the ensuite.

### **Bedroom Two**

9' 10" x 9' 2" ( 3.00m x 2.79m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

8' 4" x 8' 8" ( 2.54m x 2.64m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Four**

6' 7" x 8' 7" ( 2.01m x 2.62m )  
uPVC double glazed window to the rear, 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 with storage, part tiled walls, gas central heating radiator, uPVC double glazed window to the side.

### **Exterior**

Long driveway to the side, providing ample off street parking and leading to the single garage which has up and over door and power and lighting, lawned area to the front with pathway leading to the front door and to the rear is an enclosed lawned garden with paved area and further patio area with fence boundaries.



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welcome to

## Carson Grove, Morley Leeds

- Four bedroom detached accommodation
- Modern and well presented throughout
- Downstairs WC
- Ensuite to master bedroom
- Driveway & single garage

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

offers over  
**£390,000**



Please note the marker reflects the  
postcode not the actual property

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