



**Wide Lane, Morley Leeds LS27 8BU**



**welcome to**

## **Wide Lane, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME, situated within close proximity to Morley Town Centre, LIVING ROOM, SEPARATE KITCHEN, TWO BEDROOMS, HOUSE BATHROOM, DRIVEWAY, LAWNED GARDEN to the front and a further GRAVELED GARDEN to the rear.

### **Entrance Hall**

Door to the front, stairs leading to the first floor landing and door leading into the living room.

lawned garden to the front with fence boundaries and to the rear is a graveled garden area with fence boundaries.

### **Living Room**

12' 7" MAX x 12' 5" MAX ( 3.84m MAX x 3.78m MAX )  
uPVC double glazed window to the front, understairs storage cupboard and door leading through to kitchen.

### **Kitchen**

6' 9" x 15' 8" ( 2.06m x 4.78m )  
Having a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, space for washing machine and fridge freezer, integrated oven, gas central heating radiator, uPVC double glazed window and door to the rear.

### **First Floor Landing Bedroom One**

10' 6" x 15' 8" MAX ( 3.20m x 4.78m MAX )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

10' 4" x 9' 5" ( 3.15m x 2.87m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side providing parking space,





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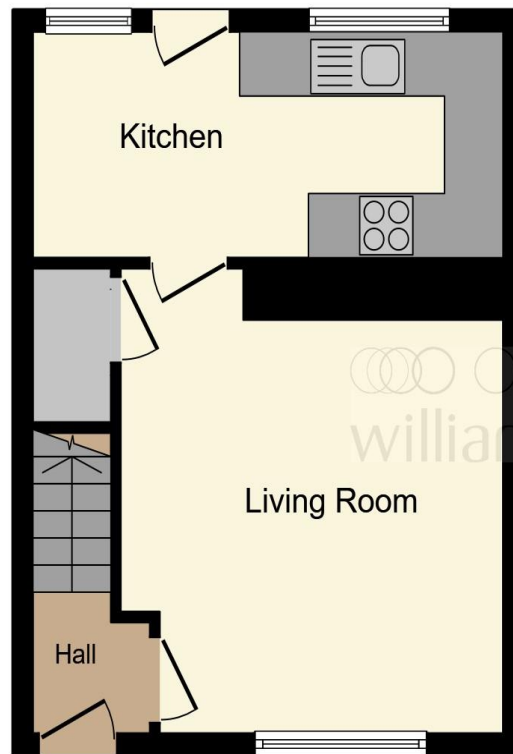
## Wide Lane, Morley Leeds

- Two bedroom semi detached accommodation
- Lawned garden to the front
- Driveway providing parking
- Perfect FTB/young family home
- Close proximity to Morley Town Centre

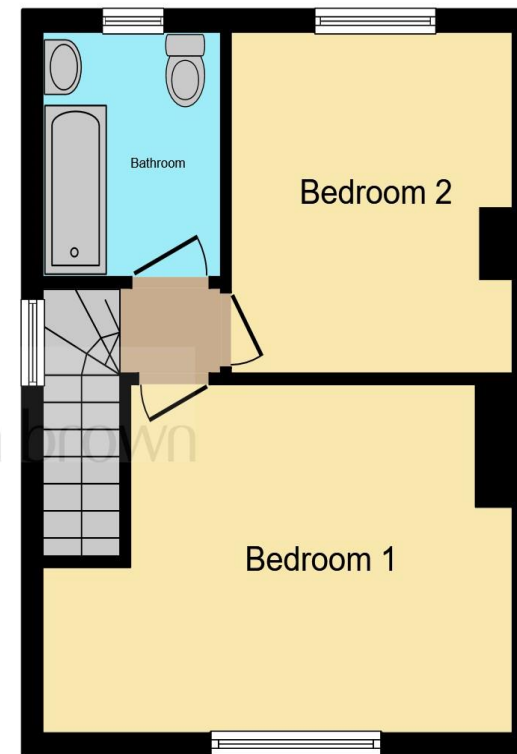
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£170,000**



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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