



**Weavers Close, Morley Leeds LS27 9FF**

**welcome to**

## **Weavers Close, Morley Leeds**

FABULOUS FOUR bedroom THREE STOREY SEMI DETACHED, DOWNSTAIRS WC, STORAGE ROOM, RECEPTION ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY with EV CHARGER and an ENCLOSED LAWNED REAR GARDEN.

### **Entrance Hall**

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

### **Downstairs Wc**

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

### **Reception Room**

9' 9" x 8' ( 2.97m x 2.44m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Storage Room Kitchen/Diner**

11' x 10' 7" ( 3.35m x 3.23m )  
Having 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 with gas hob and extractor fan, integrated dishwasher, space for fridge freezer, washer and dryer, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden.

### **First Floor Landing**

Gas central heating radiator, access to the living room and master bedroom. Stairs leading to the second floor.

### **Master Bedroom**

13' 2" x 11' 5" ( 4.01m x 3.48m )  
uPVC double glazed window to the rear, 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, tiled floor and walls, uPVC double glazed window.

### **Living Room**

16' 8" x 15' ( 5.08m x 4.57m )  
uPVC double glazed window to the front, uPVC double glazed French doors with Juliet balcony, two gas central heating radiators.

### **Second Floor Landing**

uPVC double glazed window, airing cupboard.  
Access to three bedrooms and the house bathroom.

### **Bedroom Two**

14' 1" x 9' ( 4.29m x 2.74m )  
uPVC double glazed window and gas central heating radiator.

### **Bedroom Three**

14' 3" x 10' 2" ( 4.34m x 3.10m )  
uPVC double glazed window, gas central heating radiator.

### **Bedroom Four**

11' 1" x 7' 3" ( 3.38m x 2.21m )  
uPVC double glazed window, gas central heating radiator, storage cupboard.

### **House Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, tiled floor and walls, uPVC double glazed window.







### Exterior

Driveway to the front with an EV charger and to the rear is a fabulous enclosed lawned garden with flower beds, paved area and wooden seating area with fence and wall boundaries, perfect space for the family to enjoy/entertain.



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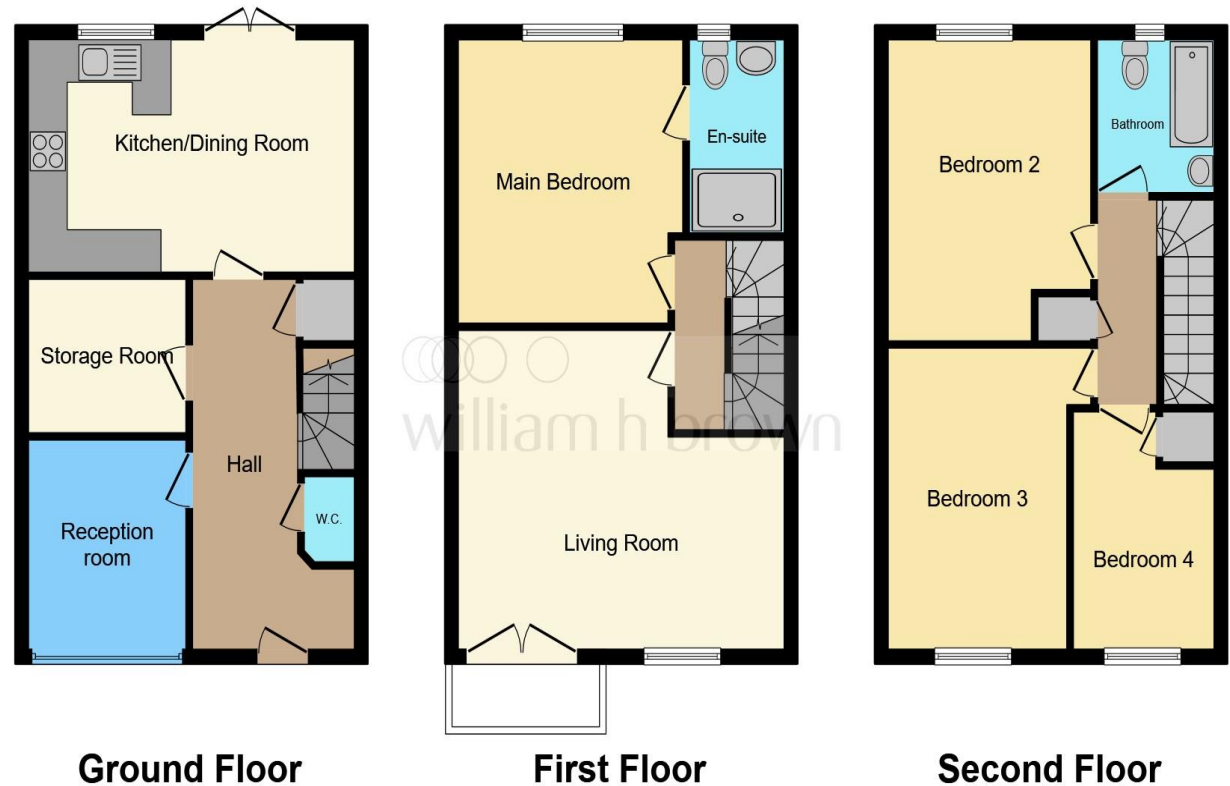
welcome to

## Weavers Close, Morley Leeds

- Four bedroom three storey semi detached
- Kitchen/diner with French doors
- Downstairs WC & Ensuite to master bedroom
- Two reception rooms
- Fabulous lawned rear garden

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

**£350,000**



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