



Parkfield Court, Morley Leeds LS27 0NR

welcome to

Parkfield Court, Morley Leeds

DECEPTIVELY SPACIOUS FIVE bedroom THREE STOREY MID TOWN HOUSE, situated within close proximity to Morley Town Centre and offering ground floor WC, living room and kitchen, three first floor bedrooms and house bathroom and two further second floor bedrooms both with ENSUITES. TWO PARKING SPACES.

Entrance Hall

Double glazed door to the front, storage cupboard, gas central heating radiator, laundry room and downstairs WC. Stairs leading to the first floor landing.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator.

Living Room

16' 10" x 8' 8" (5.13m x 2.64m)
uPVC double glazed window to the front, electric wall heater.

Kitchen

9' 9" x 15' 10" (2.97m x 4.83m)
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, gas hob and fitted extractor fan, space for a fridge freezer and dishwasher, 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

Loft access, cupboard housing the gas central heating boiler. Access to bedrooms three, four and five/living room and the house bathroom. Stairs leading to the second floor landing.

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Four

9' 9" x 7' 10" (2.97m x 2.39m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Five/Living Room

11' 1" x 15' 10" (3.38m x 4.83m)
Two uPVC double glazed windows too the front, two gas central heating radiators.

House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, part tiled walls.

Second Floor Landing

Cupboard housing the water tank and access to bedrooms one and two.

Bedroom One

13' 4" plus recess x 11' 8" (4.06m plus recess x 3.56m)
Two double glazed skylights to the front, gas central heating radiator and access to the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, part tiled walls, heated towel rail, double glazed skylight to the front.

Bedroom Two

13' 7" MAX x 9' 5" (4.14m MAX x 2.87m)
uPVC double glazed window to the rear, gas central heating radiator and access to the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, part tiled walls, heated towel rail, double glazed skylight to the front.





Exterior

Two parking spaces to the front of the property and to the rear is an enclosed, easy to maintain paved garden with decked area and having fence and wall boundaries.



view this property online williamhbrown.co.uk/Property/MLY108624



welcome to

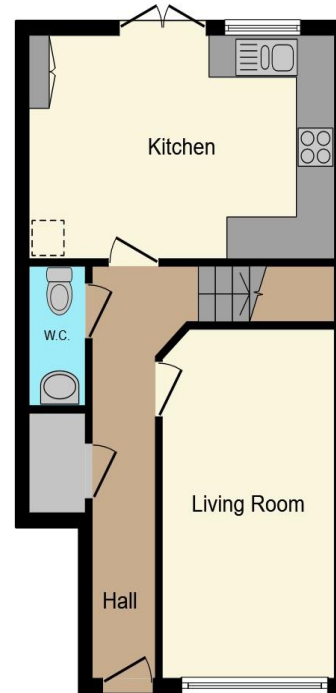
Parkfield Court, Morley Leeds

- Five bedroom three storey mid town house
- Close proximity to Morley Town Centre
- Ground floor kitchen and living room
- Two ensuite and house bathroom
- Parking and enclosed rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

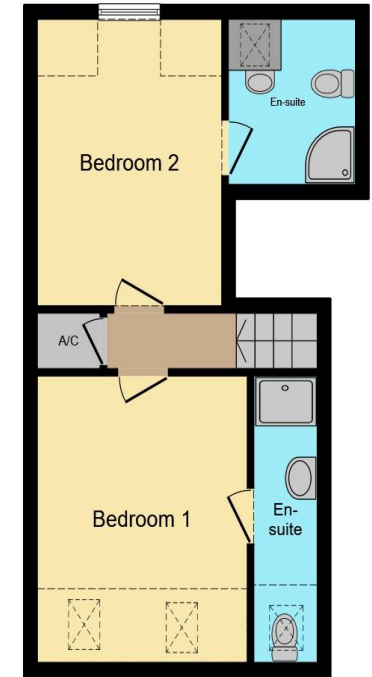
£325,000



Ground Floor



First Floor



Second 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

view this property online williamhbrown.co.uk/Property/MLY108624



Property Ref:
MLY108624 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk