



**Askey Crescent, Morley Leeds LS27 0EQ**



**welcome to**

## **Askey Crescent, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME with GARDENS to both front and rear, situated within close proximity to Morley Town Centre and having a DOWNSTAIRS WC, KITCHEN/DINER, LIVING ROOM, THREE BEDROOMS and HOUSE BATHROOM. ON STREET PARKING.

### **Entrance Hall**

uPVC double glazed door to the front, storage cupboard. Access to the downstairs WC, kitchen/diner and living room.

### **Downstairs Wc**

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

### **Kitchen/Diner**

13' 5" to the window x 9' 11" to the units ( 4.09m to the window x 3.02m to the units )  
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, part tiled walls, integrated oven, microwave and dishwasher, space for an American Style fridge freezer and washing machine, gas hob, fitted extractor fan, gas central heating radiator, uPVC double glazed window to the front.

### **Living Room**

18' 5" x 12' 6" ( 5.61m x 3.81m )  
uPVC double glazed window and door to the rear, gas central heating radiator and stairs leading to the first floor landing.

### **First Floor Landing**

Loft access, gas central heating radiator, storage cupboards one housing the airing cupboard. Access to three bedrooms and the house bathroom.

### **Bedroom One**

11' 8" to the window x 11' 11" ( 3.56m to the window x 3.63m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Two**

14' 1" x 10' ( 4.29m x 3.05m )  
uPVC double glazed window to the rear, fitted storage cupboard, gas central heating radiator.

### **Bedroom Three**

10' 7" x 8' ( 3.23m x 2.44m )  
uPVC double glazed window to the rear and gas central heating radiator.

### **House Bathroom**

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

### **Exterior**

To the front of the property is paved pathway and lawned area with fence boundaries and to the rear is an easy to maintain paved garden with fence boundaries. On street parking to the front.





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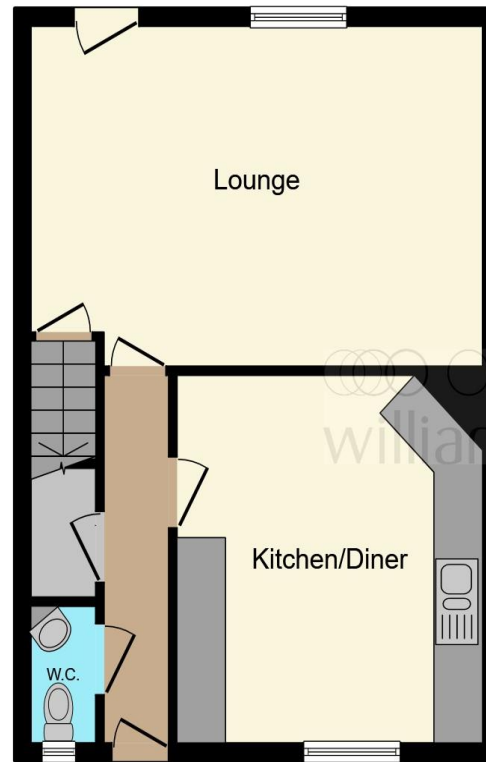
- Three bedroom mid through terrace
- Perfect FTB home/young family home
- Downstairs WC
- Kitchen/Diner
- Enclosed easy to maintain rear garden

Tenure: Freehold EPC Rating: C

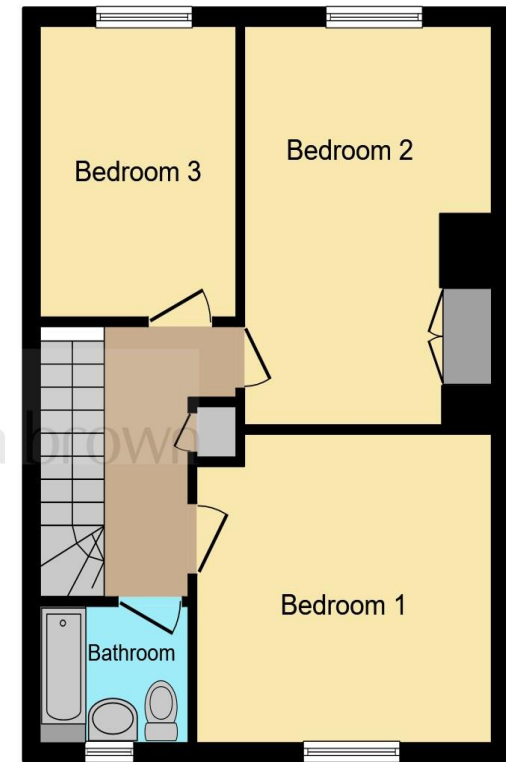
Council Tax Band: A

offers in the region of

**£200,000**



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:  
MLY111108 - 0003

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