



**Seven Hill Way, Morley Leeds LS27 8EZ**

**welcome to**

## **Seven Hill Way, Morley Leeds**

PERFECT THREE bedroom DETACHED FAMILY HOME with DRIVEWAY, INTEGRAL GARAGE, ENCLOSED LAWNED GARDEN, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, UTILITY ROOM, ENSUITE to master bedroom and HOUSE BATHROOM. Close proximity to Morley Town Centre.

### **Entrance Hall**

Composite double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. 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.

### **Living Room**

12' 7" x 12' 10" ( 3.84m x 3.91m )  
uPVC double glazed window to the front, gas central heating radiator, electric fire.

### **Kitchen/Diner**

9' 4" x 18' 1" ( 2.84m x 5.51m )  
Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, extractor fan, integrated fridge freezer, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed French doors leading out to the rear garden. Access to the utility room.

### **Utility Room**

5' 3" x 7' 7" ( 1.60m x 2.31m )  
Space for washing machine and tumble dryer, gas central heating radiator and door leading into the garage.

### **First Floor Landing**

uPVC double glazed window, storage cupboard, loft access which is part boarded Access to all three bedrooms and the house bathroom.

### **Bedroom One**

10' 8" x 11' 11" ( 3.25m x 3.63m )  
uPVC double glazed window to the front, gas central heating radiator, built-in wardrobe and access into the ensuite.

### **Ensuite**

Having a shower cubicle, low level flush WC, wash hand basin with vanity unit, tiled floor and walls, radiator, uPVC double glazed window.

### **Bedroom Two**

9' 6" x 9' 6" ( 2.90m x 2.90m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

8' 3" x 9' 6" ( 2.51m x 2.90m )  
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, tiled walls to all visible areas, uPVC double glazed window.

### **Garage**

17' 7" x 8' 11" ( 5.36m x 2.72m )  
Electric door to the front, gas central heating boiler, loft access and door leading into the utility room.

### **Exterior**

Driveway to the side leading to the integral garage, pathway leading to the front door and to the rear is an enclosed lawned garden with paved patio area and having fence and wall boundaries, a perfect space for the family to enjoy/entertain.







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## Seven Hill Way, Morley Leeds

- Three bedroom detached family home
- Kitchen/diner with utility room
- Downstairs WC & Ensuite to master bedroom
- Driveway and integral garage
- Enclosed lawned garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£360,000**



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