



Nepshaw Lane, Morley Leeds LS27 9QQ

welcome to

Nepshaw Lane, Morley Leeds

THREE BEDROOM SEMI DETACHED, GARDENS to both front and rear, DRIVEWAY providing ample parking, DETACHED GARAGE, LIVING ROOM, KITCHEN/DINER, THREE BEDROOMS, HOUSE BATHROOM. Close proximity to Morley Town Centre and good access to motorway links.

Entrance Hall

uPVC double glazed door and window to the front, gas central heating radiator, stairs leading to the first floor landing. Doors leading into the living room and kitchen/diner.

Living Room

23' MAX x 10' 9" MAX (7.01m MAX x 3.28m MAX)
uPVC double glazed window to the front, gas central heating radiator, electric fire with surround and hearth, sliding patio doors leading through to the dining area.

Kitchen/Diner

19' 4" MAX x 15' 11" MAX (5.89m MAX x 4.85m MAX)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven, fridge freezer and dishwasher, fitted induction hob, space for a washing machine, gas central heating radiator, gas central heating boiler, two uPVC double glazed windows to the side, uPVC double glazed door to the rear and uPVC double glazed sliding doors leading out to the rear garden.

First Floor Landing

uPVC double glazed window to the side. Access to all three bedrooms and the house bathroom.

Bedroom One

11' 11" x 8' 5" plus wardrobe (3.63m x 2.57m plus wardrobe)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes.

Bedroom Two

10' 11" x 8' 6" plus wardrobe (3.33m x 2.59m plus wardrobe)
uPVC double glazed window, gas central heating

radiator, fitted wardrobes.

Bedroom Three

8' 5" x 5' 9" (2.57m x 1.75m)
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

Having a shower cubicle, low level flush WC, wash hand basin, chrome heated towel rail, tiled flooring, uPVC double glazed window.

Garage

16' 2" x 16' 11" (4.93m x 5.16m)
Electric door to the front.

Exterior

Lawned garden to the front, driveway to the side providing ample parking and to the rear is a raised decked area, leading to a paved and lawned garden with garden shed.





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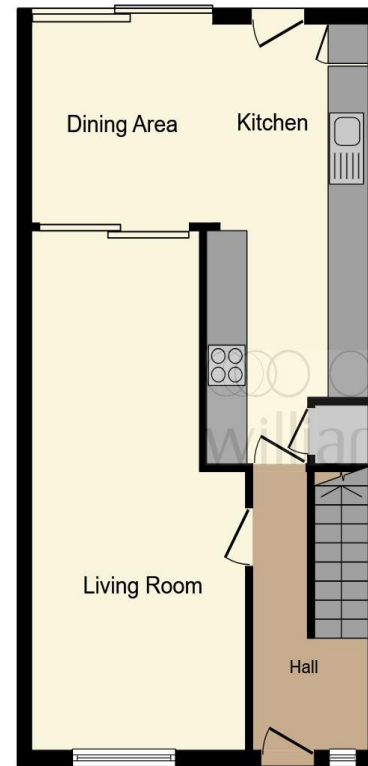
welcome to

Nepshaw Lane, Morley Leeds

- Three bedroom semi detached accommodation
- Well presented throughout
- Driveway and garage
- Gardens to front and rear
- Close proximity to Morley Town Centre

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

offers over
£235,000



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

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Property Ref:
MLY111160 - 0008

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