



**King George Croft, Morley Leeds LS27 8LJ**

**welcome to**

## **King George Croft, Morley Leeds**

IMPRESSIVE DETACHED FAMILY HOME packed with MODERN FEATURES, NO ONWARD CHAIN, OPEN PLAN KITCHEN/DINER, LIVING ROOM, UTILITY ROOM, FIVE DOUBLE BEDROOMS one used as a CINEMA ROOM, TWO ENSUITES, SMART FAMILY BATHROOM, DRIVEWAY for multiple cars, GARAGE currently used a GYM, ENCLOSED REAR GARDEN.

### **Entrance Hall**

uPVC double glazed door and windows to the front, stairs leading to the first floor landing, under floor heating. Doors leading through to the kitchen/diner and living room.

### **Kitchen/Diner**

21' 8" x 12' 9" ( 6.60m x 3.89m )

Has a fully fitted modern kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with waste disposal unit, space for Range cooker, space for an American fridge freezer, integrated dishwasher and microwave, breakfast island with wireless charger and drawers, understairs dog room, under floor heating, uPVC double glazed door and window to the rear.

### **Living Room**

17' 10" to bay x 11' 1" ( 5.44m to bay x 3.38m )

uPVC double glazed bay window to the front, under floor heating and uPVC double glazed French doors leading out to the rear garden. Door leading through to the garage/gym.

### **Garage/Gym**

16' 9" x 16' 1" ( 5.11m x 4.90m )

Electric roller door to the front, power and lights, door leading into the utility room.

### **Utility Room**

7' 7" x 16' 1" ( 2.31m x 4.90m )

Base units with sink and drainer, space for washing machine, tumble dryer and freezer, gas central heating radiator, uPVC double glazed window and door to the rear.

### **First Floor Landing**

Access to bedrooms one, four and five and the

house bathroom, door leading through to a study area with a uPVC double glazed window and access to bedrooms two and three. Having a uPVC double glazed window to the side and large storage cupboard.

### **Bedroom One**

12' 9" x 9' 9" ( 3.89m x 2.97m )

uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

### **Ensuite**

Shower cubicle, low level flush WC, wash hand basin, part tiled walls, uPVC double glazed window to the front.

### **Bedroom Two**

11' 6" x 9' 2" ( 3.51m x 2.79m )

uPVC double glazed window to the rear, gas central heating radiator and access into the ensuite.

### **Ensuite**

Walk-in shower, low level flush WC, wash hand basin, gas central heating radiator, uPVC double glazed window to the rear.

### **Bedroom Three/Cinema Room**

8' 10" x 15' 11" ( 2.69m x 4.85m )

Currently used as a cinema room with a uPVC double glazed window to the front with fitted black out blinds, gas central heating radiator and smart LED lighting via an app.

### **Bedroom Four**

9' 2" x 11' 2" ( 2.79m x 3.40m )

uPVC double glazed window to the front, gas central heating radiator, storage/airing cupboard and fitted wardrobes.







### **Bedroom Five**

8' 10" x 6' 9" ( 2.69m x 2.06m )

uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

### **Family Bathroom**

A modern bathroom suite comprising of a smart bath with controlled water panel, walk-in shower with wall mounted temperature panel, smart WC, wash hand basin, heated towel rail, tiled walls and floor, controlled LED lighting via an app.

### **Exterior**

Sweeping driveway to the front providing parking for multiple cars, integral garage currently used as a gym and to the rear is an enclosed lawned garden with paved areas, garden pond and outbuilding, having fence and wall boundaries, perfect space for all the family to enjoy.



***view this property online*** [williamhbrown.co.uk/Property/MLY111167](http://williamhbrown.co.uk/Property/MLY111167)



welcome to

## King George Croft, Morley Leeds

- Impressive five bedroom detached family home
- Under floor heating in kitchen and living room
- Cinema room & Gym
- Smart family bathroom
- Enclosed rear garden

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

**£550,000**



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)

**view this property online** [williamhbrown.co.uk/Property/MLY111167](http://williamhbrown.co.uk/Property/MLY111167)



Property Ref:  
MLY111167 - 0006

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](mailto:morley@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**