



King George Croft, Morley Leeds LS27 8LJ

welcome to

King George Croft, Morley Leeds

FOUR bedroom DETACHED FAMILY HOME with an OPEN PLAN KITCHEN/DINER/LIVING ROOM, second LIVING ROOM, DOWNSTAIRS WC, ENSUITE to master bedroom, FAMILY BATHROOM, DRIVEWAY providing ample off street parking, DETACHED GARAGE, ENCLOSED LAWNED and PAVED GARDEN to the rear.

Entrance Hall

Door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

Downstairs Wc

Having a low level flush WC, wash hand basin, tiled flooring, uPVC double glazed window.

Living Room

12' 6" x 12' 2" (3.81m x 3.71m)
uPVC double glazed bay window to the front, two gas central heating radiators, open access into the kitchen/diner.

Kitchen/Diner

12' x 15' 7" (3.66m x 4.75m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven, gas hob, space for a washing machine and fridge freezer, two gas central heating radiators, breakfast bar, uPVC double glazed window to the rear, uPVC double glazed door to the side and uPVC double glazed French doors leading out to the rear garden.

Second Living Room

18' 2" x 11' 8" (5.54m x 3.56m)
uPVC double glazed window to the front, uPVC double glazed stained glass window to the rear, gas fire, two gas central heating radiators, uPVC double glazed French doors leading out to the garden.

First Floor Landing

Stain glassed window, gas central heating radiator, airing cupboard, loft access. Access to all four bedrooms and the family bathroom.

Bedroom One

11' 10" to wardrobe x 10' 6" (3.61m to wardrobe x 3.20m)
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

Having a shower cubicle, two wash hand basins, low level flush WC, heated towel rail, uPVC double glazed window to the rear.

Bedroom Two

9' 3" x 11' 8" (2.82m x 3.56m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

7' 11" x 9' 4" (2.41m x 2.84m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Four

8' 7" x 9' 8" to wardrobe (2.62m x 2.95m to wardrobe)
uPVC double glazed window to the front, gas central heating radiator.

Family Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls to all visible areas, uPVC double glazed window to the front.

Exterior

Driveway to the side, providing ample parking with gated access leading to the detached garage, lawned garden to the front and to the rear is a lawned garden with paved patio areas and having wall and fence boundaries, perfect space for all the



family to enjoy.

Garage

17' x 9' 2" (5.18m x 2.79m)

Up and over door to the front, uPVC double glazed door to the side.



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welcome to

King George Croft, Morley Leeds

- Four bedroom detached family home
- Open plan kitchen/diner/living room
- Second living room
- Downstairs WC & Ensuite facilities
- Enclosed rear lawned garden

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

£400,000



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:
MLY111164 - 0002

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