



Perry Way, Morley Leeds LS27 0FA

welcome to

Perry Way, Morley Leeds

GUIDE PRICE £300,000 - £325,000 MODERN and WELL PRESENTED THREE bedroom SEMI DETACHED, PERFECT FTB/FAMILY HOME with a DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, LOFT/STUDY SPACE, DRIVEWAY and ENCLOSED REAR GARDEN.

Entrance Hall

Composite double glazed door to the front, gas central heating radiator, storage cupboard, stairs leading to the first floor landing. Access to the downstairs WC, living room and kitchen/diner.

Downstairs Wc

Having a low level flush WC, wash hand basin, chrome heated towel rail.

Living Room

14' 6" x 15' into recess (4.42m x 4.57m into recess)
uPVC double glazed French doors leading out to the rear garden, gas central heating radiator, understairs storage cupboard.

Kitchen/Diner

12' 1" x 8' (3.68m x 2.44m)
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 mixer tap, integrated oven, fridge freezer, washing machine and dishwasher, gas hob, fitted extractor fan, gas central heating radiator, uPVC double glazed window to the front.

First Floor Landing

Gas central heating radiator, storage cupboard, loft access which is used as study space. Access to all three bedrooms and the house bathroom.

Bedroom One

13' 9" into recess x 8' 6" (4.19m into recess x 2.59m)
uPVC double glazed window to the rear, gas central heating radiator and access into the ensuite.

Ensuite

Having a shower cubicle with electric shower, low level flush WC, wash hand basin, chrome heated

towel rail.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Three

8' 10" x 6' 3" (2.69m x 1.91m)
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, chrome heated towel rail, uPVC double glazed window to the front.

Loft/Study Space

7' 7" x 6' 8" (2.31m x 2.03m)
Double glazed skylight to the rear, power and lighting, accessed via a pull down ladder.

Exterior

Driveway to the side, lawned area to the front and to the rear is an enclosed well maintained lawned garden with a patio area, storage shed and having fence and wall boundaries.





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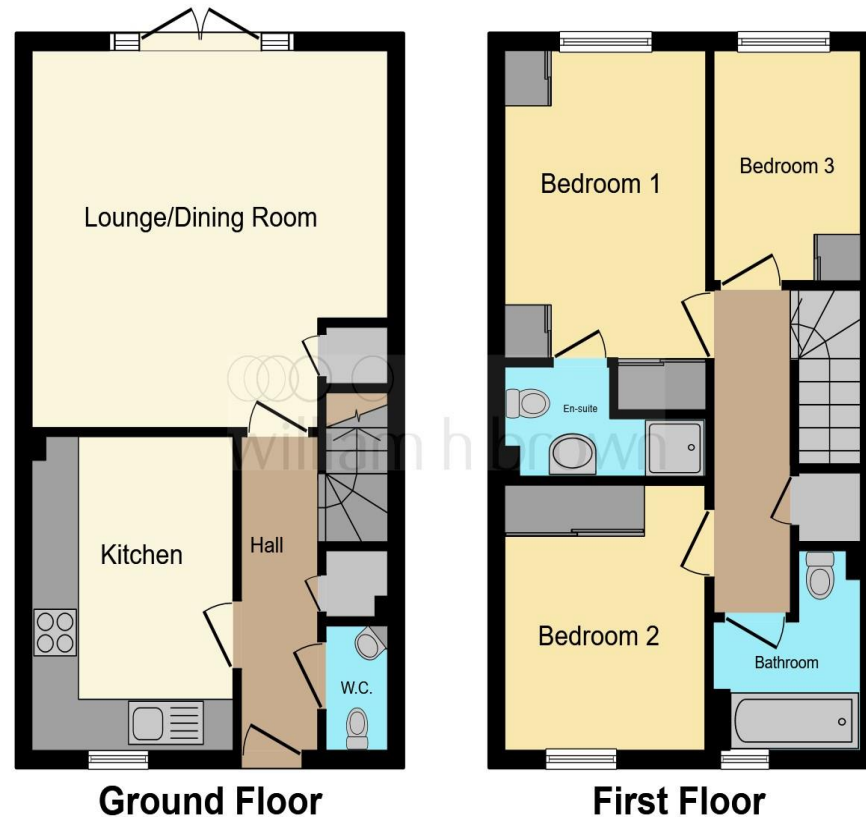
- GUIDE PRICE £300,000 - £325,000
- Three bedroom semi detached accommodation
- Modern and well presented throughout
- Downstairs WC & Ensuite to master
- Driveway & enclosed rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: C

guide price

£300,000



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:
MLY111247 - 0003

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