



**High Street, Morley Leeds LS27 0BY**

welcome to

## High Street, Morley Leeds

THREE bedroom SEMI DETACHED accommodation, NO ONWARD CHAIN, BASEMENT CELLAR, KITCHEN, LOUNGE, two first floor bedrooms and HOUSE BATHROOM and MASTER to the second floor. PAVED GARDEN to the front, PARKING to the side and GARDEN AREA to the rear.

### Entrance Hall

uPVC double glazed door to the front, further door leading into the hallway, gas central heating radiator, stairs leading to the first floor landing. Doors leading into the lounge and kitchen.

### Lounge

15' 1" x 14' 2" ( 4.60m x 4.32m )  
uPVC double glazed window to the front, gas central heating radiator, electric fire.

### Kitchen

15' MAX x 15' 3" MAX ( 4.57m MAX x 4.65m MAX )  
Has a fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, space for washing machine and fridge freezer, kitchen island, gas central heating boiler, gas central heating radiator, built-in storage cupboards, uPVC double glazed window to the rear. Door leading to the rear entrance hall.

### Rear Entrance Hall

Composite door to the rear and door leading into the kitchen.

### First Floor Landing

uPVC double glazed window, access to two bedrooms and the house bathroom and stairs leading to bedroom one.

### Bedroom Two

15' x 11' 10" ( 4.57m x 3.61m )  
uPVC double glazed window to the front, gas central heating radiator.

### Bedroom Three

12' 2" x 12' 4" ( 3.71m x 3.76m )  
uPVC double glazed window to the rear, fitted

storage cupboard.

### House Bathroom

A three piece bathroom suite comprising of bath with taps, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window.

### Second Floor Bedroom One

18' 8" MAX x 18' 10" ( 5.69m MAX x 5.74m )  
Double glazed skylight, plenty of eaves storage space, loft access.

### Exterior

Paved area to the front with steps leading to the front door, garden area to the rear with rights of way to neighbouring property.





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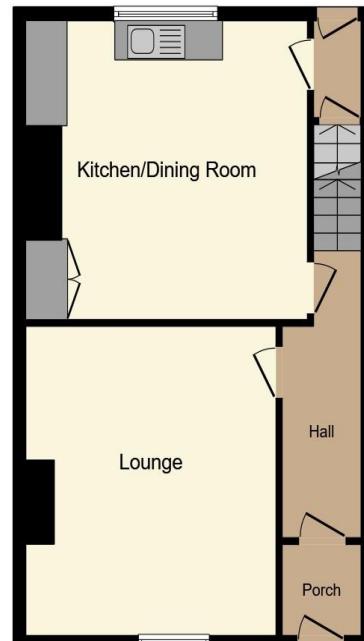
- Three bedroom stone built semi detached
- No onward chain
- Set over three floors
- Basement cellar
- Parking to the side

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

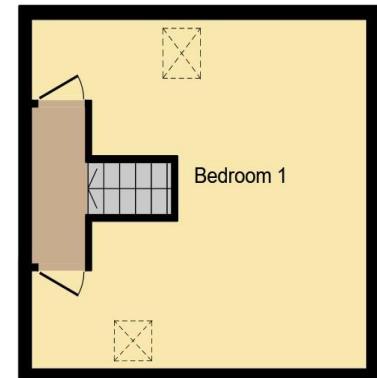
**£190,000**



Ground Floor



First Floor



Second 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)

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Property Ref:  
MLY111062 - 0002

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