



Corporation Street, Morley Leeds LS27 9LQ

welcome to

Corporation Street, Morley Leeds

FABULOUS THREE bedroom SEMI-DETACHED 1930's FAMILY HOME, HALF-ACRE plot (advised by vendor) to the rear with building potential (STPP) LIVING ROOM, KITCHEN/DINER, SHOWER ROOM/WC/UTILITY, CONSERVATORY, MODERN BATHROOM, LOFT SPACE. Within walking distance to nearby shops, schools and public transport.

Entrance Hall

Spacious entrance hall with door to the front, gas central heating radiator, carpeted stairs leading to the first-floor landing, understairs storage/cloakroom. Access through to the kitchen/diner and original door leading into the living room.

Living Room

13' into bay x 11' 4" (3.96m into bay x 3.45m)
uPVC double glazed bay window to the front with fitted blinds, gas central heating radiator, two built-in storage cupboards, LVT herringbone flooring.

Kitchen/Diner

15' 7" x 16' into bay (4.75m x 4.88m into bay)
Fully fitted kitchen with a range of wall and base units with complementary work surfaces over and kick-board lighting, incorporating a double Belfast Sink, range-style electric oven with 5-ring gas hob, set within exposed brick chimney breast, integrated dishwasher, space for plumbed-in American fridge freezer. Kitchen island with electric sockets and storage. Gas central heating radiator, LVT herringbone flooring, uPVC double glazed windows, access into the WC and shower room/utility and uPVC door leading into the conservatory.

Wc/Shower Room/Utility

Shower cubicle, low level flush WC, wash hand pedestal basin, part-tiled walls, heated towel rail, space for a washing machine and tumble dryer. Fully serviced combi boiler, installed in 2021.

Conservatory

13' 1" x 8' 11" (3.99m x 2.72m)
uPVC double-glazed windows, full insulated roof and composite door leading out to the rear garden.

First Floor Landing

Double glazed window, wooden banister, carpeted flooring. Access to all three bedrooms and the house bathroom.

Bedroom One

13' 4" into bay x 8' 11" (4.06m into bay x 2.72m)
uPVC double-glazed bay window with fitted blinds, gas central heating radiator, fitted wardrobes and shelves. Access to boarded loft with light for additional storage.

Bedroom Two

12' 6" x 10' 9" (3.81m x 3.28m)
uPVC double-glazed window with fantastic views to the rear with fitted blinds, gas central heating radiator, exposed-brick chimney breast feature.

Bedroom Three

7' x 6' 8" (2.13m x 2.03m)
uPVC double glazed window to the front, gas central heating radiator, built-in bookcases.

House Bathroom

A fabulous modern bathroom suite comprising of a shower cubicle with water jets, low level flush bidet WC, floating wash hand basin, free-standing bath with waterfall tap, fully tiled walls, underfloor heating, uPVC double glazed window to the rear with fitted blinds.





Exterior

Set on an exceptional half-acre plot (advised by the vendor) boasting mature trees, established shrubs and greenhouse with an allotment: enjoy privacy and plenty of room for all the family to enjoy, plus ample scope to extend or add outbuildings (STPP). Find a lawned garden to the front with wall boundary and established flowering shrubs, as well as a lawned and paved garden area to the rear with gated access to the rest of the plot. Private parking at the rear multiple vehicles completes the package.



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Corporation Street, Morley Leeds

- Three bedroom semi-detached accommodation
- Half-acre plot (advised by vendor) with building potential (STPP) to the rear
- Fully modernised 1930's family home
- Great sized kitchen with utility & conservatory
- Downstairs WC & shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£375,000



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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