



**Rotary Drive, Morley LEEDS LS27 8FR**

**welcome to**

## **Rotary Drive, Morley LEEDS**

PERFECT FTB/YOUNG FAMILY HOME, THREE bedroom THREE STOREY END TOWN HOUSE, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, HOUSE BATHROOM, ENSUITE to MASTER BEDROOM, DRIVEWAY for two cars, ENCLOSED LAWNED REAR GARDEN. Close proximity to Morley Town Centre.

### **Entrance Porch**

Composite door to the front, gas central heating radiator and door leading into the living room.

### **Living Room**

14' 7" x 11' 10" ( 4.45m x 3.61m )

uPVC double glazed window to the front, gas central heating radiator, storage cupboard and door leading to the inner hall.

### **Inner Hall**

Stairs leading to the first floor landing. Access to the downstairs WC and kitchen/diner.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating radiator, extractor fan.

### **Kitchen/Diner**

7' 7" x 11' 9" ( 2.31m x 3.58m )

Fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, space for washing machine, fridge freezer ad dishwasher, cupboard housing the gas central heating boiler, uPVC double glazed window to the rear, uPVC double glazed patio doors leading out to the rear garden with fitted blinds. Space for a dining table.

### **First Floor Landing**

Gas central heating radiator. Access to bedrooms two and three and the house bathroom. Stairs leading to the second floor landing.

### **Bedroom Two**

10' 5" x 11' 10" ( 3.17m x 3.61m )

Two uPVC double glazed windows to the front, gas central heating radiator.

### **Bedroom Three**

8' 9" x 11' 10" ( 2.67m x 3.61m )

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

### **House Bathroom**

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

### **Second Floor Landing**

Storage cupboard and access to the master bedroom.

### **Master Bedroom**

16' 3" x 8' 5" ( 4.95m x 2.57m )

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

### **Ensuite**

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, wooden double glazed skylight.

### **Exterior**

Driveway to the side, providing parking for two cars and to the rear is an enclosed lawned garden with paved area and having an outside tap and garden shed.







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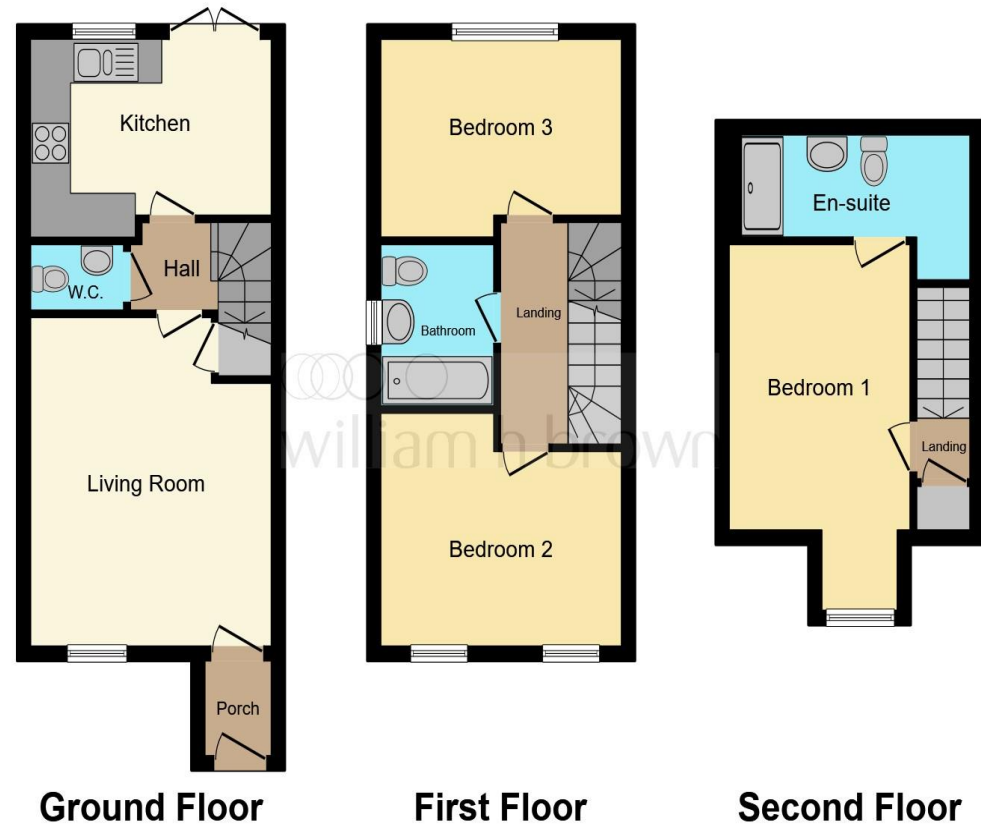
welcome to

## Rotary Drive, Morley LEEDS

- Three bedroom three storey end town house
- Downstairs WC
- Ensuite to master bedroom
- Enclosed lawned garden
- Driveway for two cars

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

offers over  
**£250,000**



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](http://www.focalagent.com)

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Property Ref:  
MLY111284 - 0002

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