



Brighton Avenue, Morley Leeds LS27 9LF

welcome to

Brighton Avenue, Morley Leeds

FABULOUS FOUR bedroom SEMI DETACHED DORMER BUNGALOW, KITCHEN/DINER, LOUNGE, TWO ground floor bedrooms and HOUSE BATHROOM, TWO first floor bedrooms with ENSUITE. SPACIOUS DRIVEWAY providing ample parking, GARAGE and a PRIVATE WELL MAINTAINED GARDEN to the rear with an OUTBUILDING.

Please Note:

The property is on a possessory title - for more information please contact WH Brown.

Entrance Hall

Door to the front, window to the side, two gas central heating radiators, stairs leading to the first floor landing with understairs storage cupboard. Open access into the kitchen/diner and doors leading into the lounge, bedrooms two and four and house bathroom.

Lounge

14' 11" x 12' 2" (4.55m x 3.71m)
uPVC double glazed window to the front, gas central heating radiator.

Kitchen/Diner

17' 8" x 13' 7" (5.38m x 4.14m)
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, integrated dishwasher, space for a fridge freezer, gas central heating radiator, gas central heating boiler, slate flooring, uPVC double glazed window to the side and uPVC double glazed French doors leading out to the rear garden.

House Bathroom

A four piece modern bathroom suite comprising of a walk-in shower, bath with taps and hand held shower, low level flush WC, wash hand basin, part tiled walls, heated towel rails, uPVC double glazed window to the rear.

Bedroom Two

20' 3" MAX x 11' 9" MAX (6.17m MAX x 3.58m MAX)
uPVC double glazed French doors leading out to the rear garden, gas central heating radiator, TV port.

Bedroom Four

11' 2" x 10' 10" (3.40m x 3.30m)
uPVC double glazed window to the front, gas central heating radiator, internet point.

First Floor Landing

Velux window, gas central heating radiator. Access to the master bedroom and bedroom three.

Master Bedroom

11' 8" x 20' 6" (3.56m x 6.25m)
Two wooden framed double glazed skylight windows to the front, gas central heating radiator, eaves storage space, access into the ensuite.

Ensuite

A three piece suite comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, part tiled walls, chrome heated towel rail, uPVC double glazed window to the side.

Bedroom Three

9' 5" x 14' 7" (2.87m x 4.45m)
Restricted head height, uPVC double glazed window to the rear, plenty of storage within the eaves and storage cupboard.

Out Building

11' 2" x 8' 4" (3.40m x 2.54m)
uPVC double glazed patio doors to the side, wood flooring, outdoor lighting currently used as additional living space/snug.





Exterior

Good sized driveway with gated access providing ample off street parking and leading to the garage. Lawned garden to the front and to the rear is a a private well maintained garden with artificial grass, paved patio area, mature trees and shrubs, water feature, out door electrics and garden lights. Perfect space for entertaining or relaxing.

Garage

Electric roller door, utility area with fitted units with space for a washing machine, tumble dryer and fridge freezer. Loft access which is fully boarded.



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welcome to

Brighton Avenue, Morley Leeds

- Four bedroom semi detached dormer bungalow
- Two ground floor and two first floor bedrooms
- House bathroom & ensuite facilities
- Spacious driveway providing ample parking
- Garage and out building

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

offers in the region of
£350,000



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:
MLY111313 - 0004

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