



Siegen Way, Morley Leeds LS27 8FL

welcome to

Siegen Way, Morley Leeds

MODERN and WELL PRESENTED THREE bedroom SEMI DETACHED accommodation, SET OVER THREE FLOORS, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, two first floor bedrooms and HOUSE BATHROOM, MASTER BEDROOM and ENSUITE to the second floor, DRIVEWAY and ENCLOSED LAWNED GARDEN.



Entrance Porch

Double glazed Composite door to the front, gas central heating radiator.

Downstairs Wc

Having a low level flush WC, wash hand basin, tiled splashback, gas central heating radiator.

Lounge

14' 5" x 11' 10" (4.39m x 3.61m)

uPVC double glazed window to the front with fitted shutters, gas central heating radiator, storage cupboard.

Kitchen/diner

7' 9" x 11' 8" (2.36m x 3.56m)

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer with mixer tap, double electric oven, gas hob, fitted extractor fan, integrated fridge/freezer and dishwasher, space for a washing machine, gas central heating boiler, uPVC double glazed window to the rear and uPVC double glazed patio doors to the rear.

Inner Hall

Stairs leading to the first floor.

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' 4" MAX x 11' 10" (3.15m MAX x 3.61m)

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

Bedroom Three

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

uPVC double glazed window to the rear with fitted shutters, 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, part tiled walls, chrome heated towel rail and uPVC double glazed window to the side.

Second Floor Landing

Storage cupboard and access to the master bedroom.

Master Bedroom

16' 11" MAX x 8' 4" (5.16m MAX x 2.54m)

Double glazed window to the front with fitted shutters, gas central heating radiator, fitted wardrobes, loft access and access to the ensuite. (Limited head height)

Ensuite

Shower cubicle, low level flush WC, wash hand basin, part tiled walls, double glazed wooden window to the rear. (Sloping roof.)

Exterior

Lawned area to the front with pathway leading to the front door, EV charger, driveway to the side with gated access leading to the rear lawned garden, which has a paved area and fence boundaries, perfect space for the family to enjoy.



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welcome to

Siegen Way, Morley Leeds

- Three bedroom semi detached accommodation
- Set over three floors
- Downstairs WC
- Ensuite to master bedroom
- Enclosed lawned garden

Tenure: Freehold EPC Rating: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLY110925 - 0003

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