



**Millside Walk, Morley Leeds LS27 8WD**

**welcome to**

## **Millside Walk, Morley Leeds**

FABULOUS WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME, MODERN DOWNSTAIRS WC, ENSUITE and HOUSE BATHROOM, LIVING ROOM, DINING AREA, FITTED KITCHEN, DRIVEWAY, SINGLE GARAGE, ENCLOSED LAWNED GARDEN to the REAR.

### **Entrance Porch**

Brick built with uPVC double glazed door and windows, further door leading into the hallway.

### **Entrance Hall**

Wooden door, gas central heating radiator, uPVC double glazed window to the side, stairs leading to the first floor landing. Access to the downstairs WC and living room.

### **Downstairs Wc**

Low level flush WC, wash hand basin with vanity unit, tiled walls and floor, chrome heated towel rail.

### **Living Room**

14' 9" x 12' 9" ( 4.50m x 3.89m )  
uPVC double glazed window to the front, gas fire, two gas central heating radiators. Open access through to the dining room.

### **Dining Room**

9' 3" x 9' 8" ( 2.82m x 2.95m )  
uPVC double glazed French doors leading out to the rear garden, gas central heating radiator and open access through to the kitchen.

### **Kitchen**

9' 5" x 9' 5" ( 2.87m x 2.87m )  
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, part tiled walls, electric oven, gas hob, integrated fridge freezer, space for a washing machine, understairs pantry, uPVC double glazed window to the rear and a wooden door to the side.

### **First Floor Landing**

uPVC double glazed window to the side, access to all three bedrooms and the house bathroom.

### **Bedroom One**

14' 11" x 10' 2" to wardrobe ( 4.55m x 3.10m to wardrobe )  
uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

### **Ensuite**

A modern three piece suite comprising of a walk-in shower, low level flush WC, tiled walls and floor, chrome heated towel rail, uPVC double glazed window to the side.

### **Bedroom Two**

9' 5" x 13' 3" ( 2.87m x 4.04m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

10' 6" x 7' 1" ( 3.20m x 2.16m )  
uPVC double glazed window to the front, storage cupboard, gas central heating radiator, loft access.

### **House Bathroom**

A modern three piece bathroom suite comprising of bath with taps and shower over, low level flush WC and wash hand basin with vanity unit, tiled walls and floor, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side providing off street parking and leading to a single garage, lawned area to the front and to the rear is an enclosed lawned garden with paved patio area and having fence and wall boundaries, a perfect space for all the family to enjoy. The property is fitted with owned solar panels.







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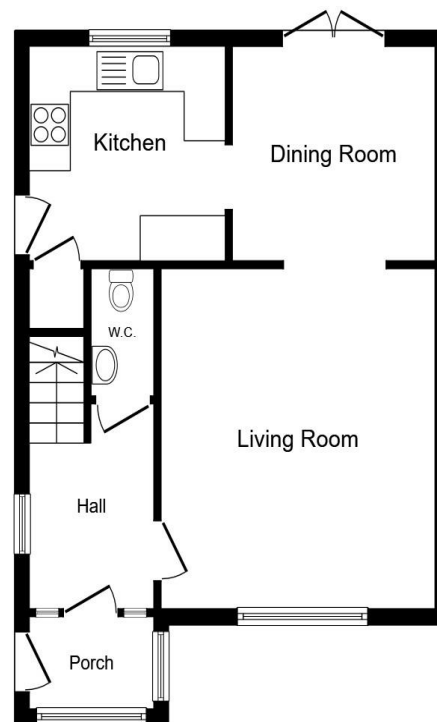
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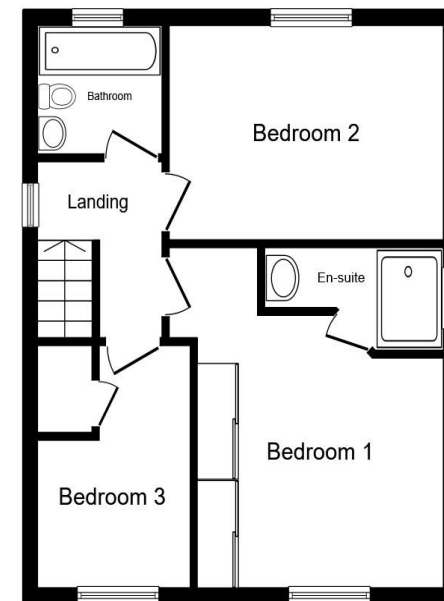
- Three bedroom detached accommodation
- Situated on the ever popular Bird Estate
- Modern bathroom, ensuite and downstairs WC
- Single garage
- Enclosed lawed garden

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

**£375,000**



**Ground Floor**



**First Floor**

Total floor area 90.9 m<sup>2</sup> (978 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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