



Scotchman Lane, Morley Leeds LS27 0BJ

welcome to

Scotchman Lane, Morley Leeds

GREAT SIZED THREE bedroom SEMI DETACHED accommodation, NO ONWARD CHAIN, TWO RECEPTION ROOMS, FITTED KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, TWO first floor BEDROOMS, BATHROOM, SEPARATE WC, SECOND FLOOR BEDROOM. DRIVEWAY, GARDENS to both front and rear.

Entrance Hall

Wooden door to the front, single glazed window, gas central heating radiator, stairs leading to the first floor landing. Access into the living room, dining room and kitchen.

Living Room

14' 10" into bay x 12' 3" (4.52m into bay x 3.73m)
uPVC double glazed bay window to the front, gas fire.

Dining Room

19' 7" x 12' 4" MAX (5.97m x 3.76m MAX)
uPVC double glazed sliding doors to the rear, gas fire, gas central heating radiator.

Kitchen

16' 11" x 9' 9" MAX (5.16m x 2.97m MAX)
Has a fitted kitchen with a range of wall and base mounted units with work surfaces over, incorporating electric oven and hob, space for dishwasher, gas central heating radiator, uPVC double glazed window to the side and rear. Door leading to an inner hallway.

Inner Hallway

Door to the front and access to the utility room and downstairs WC.

Downstairs Wc

Low level flush WC, wash hand basin, wooden framed window to the front, uPVC fibre glass window.

Utility Room

10' x 10' 7" (3.05m x 3.23m)
Space for washing machine, tumble dryer and fridge freezer, uPVC double glazed windows to the side and rear, door to the rear.

First Floor Landing Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m)
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator, access to a dressing room.

Dressing Room

uPVC double glazed window to the front, fitted wardrobe, wash hand basin.

Bedroom Two

9' x 10' 10" MAX (2.74m x 3.30m MAX)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with shower, wash hand basin, tiled walls, gas central heating radiator, uPVC double glazed window to the rear.

Separate Wc

Low level flush WC, gas central heating radiator, tiled walls, uPVC double glazed window to the side.

Second Floor Bedroom Three

16' 10" x 14' 9" (5.13m x 4.50m)
Wood framed skylight.

Exterior

Driveway to the side, paved garden to the front and to the rear is a lawned garden with mature plants and shrubs and a paved area, perfect space for the family to enjoy.





view this property online williamhbrown.co.uk/Property/MLY111491



welcome to

Scotchman Lane, Morley Leeds

- Three bedroom semi detached accommodation
- No onward chain
- Two reception rooms
- Downstairs WC & Utility room
- Lawned rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£240,000



Total floor area 140.5 m² (1,512 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



view this property online williamhbrown.co.uk/Property/MLY111491



Property Ref:
MLY111491 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0113 253 7100



morley@williamhbrown.co.uk



80 Queen Street, Morley, LEEDS, West
Yorkshire, LS27 9BP



williamhbrown.co.uk