



**Troy Rise, Morley Leeds LS27 8JH**

**welcome to**

## **Troy Rise, Morley Leeds**

FABULOUS FAMILY HOME, FOUR BEDROOM DETACHED accommodation, DOWNSTAIRS WC, LIVING ROOM, KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY to the front, OUTBUILDING, GARDENS to the side and rear. Close proximity to Morley Town Centre and good access to motorway links.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing. Access to the downstairs WC, living room and kitchen/diner.

### **Downstairs Wc**

Low level flush WC, wash hand basin, gas central heating boiler, chrome heated towel rail.

### **Living Room**

14' 11" x 12' ( 4.55m x 3.66m )

Two uPVC double glazed windows to the front, gas central heating radiator, multi-fuel burner.

### **Kitchen/Diner**

9' 9" x 21' 9" ( 2.97m x 6.63m )

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer with mixer tap, integrated oven, induction hob, integrated dishwasher, space for a tumble dryer, uPVC double glazed window, uPVC double glazed door to the side and uPVC double glazed sliding doors leading out to the rear garden.

### **First Floor Landing**

uPVC double glazed window to the side, loft access, which is part boarded and has lighting. Access to all four bedrooms and the house bathroom.

### **Bedroom One**

11' 11" x 9' 2" ( 3.63m x 2.79m )

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

### **Ensuite**

Shower cubicle, low level flush WC, wash hand basin.

### **Bedroom Two**

8' 8" x 11' 9" ( 2.64m x 3.58m )

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

### **Bedroom Three**

9' 10" MAX x 12' 3" MAX ( 3.00m MAX x 3.73m MAX )

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

### **Bedroom Four**

6' 1" x 7' 11" ( 1.85m x 2.41m )

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

### **House Bathroom**

A three piece bathroom suite comprising of a bath with taps and electric shower over, low level flush WC, wash hand basin with vanity unit, gas central heating radiator, uPVC double glazed window to the rear.

### **Exterior**

Block paved driveway to the front, paved garden to the rear and a lawned garden to the side. Access to the outbuilding.







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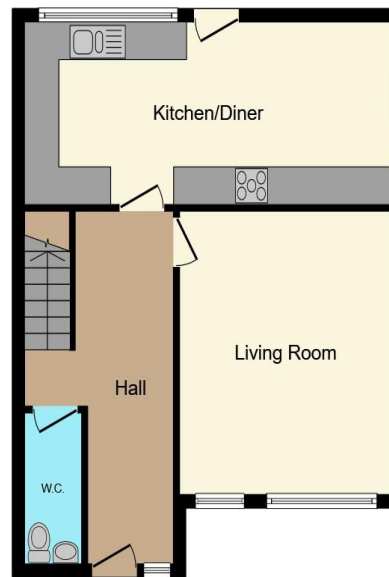
## Troy Rise, Morley Leeds

- Four bedroom detached accommodation
- Good sized plot
- Downstairs WC
- Ensuite to master bedroom
- Driveway, outbuilding and gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: C

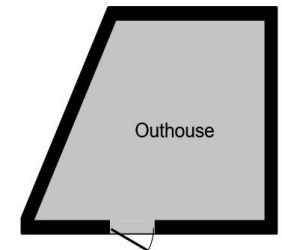
**£325,000**



Ground Floor



First Floor



Outbuilding

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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