



**Manor Farm Crescent, Morley Leeds LS27 7RW**



**welcome to**

**Manor Farm Crescent, Morley Leeds**

GUIDE PRICE £220,000 - £225,000 SET ON A GOOD SIZED PLOT, THREE BEDROOM SEMI DETACHED DORMER BUNGALOW, ENCLOSED REAR GARDEN, DRIVEWAY, GARAGE, DOWNSTAIRS BEDROOM THREE/DINING ROOM, MODERN KITCHEN and BATHROOM, TWO FIRST FLOOR BEDROOMS.



### Entrance Hall

10' 11" MAX x 7' 5" plus recess ( 3.33m MAX x 2.26m plus recess )  
uPVC double glazed door to the front, spacious hallway with understairs storage, gas central heating radiator and sliding door leading to the inner hallway.

### Inner Hallway

Access to the lounge, bedroom three, and house bathroom.

### Lounge

14' 4" into bay x 11' 11" MAXC ( 4.37m into bay x 3.63m MAXC )  
uPVC double glazed bay window to the front, electric fireplace, wall lights and gas central heating radiator.

### Bedroom Three/dining Room

12' 1" x 11' 11" ( 3.68m x 3.63m )  
uPVC double glazed window to the rear and gas central heating radiator.

### Kitchen/diner

15' 7" MAX x 10' plus recess ( 4.75m MAX x 3.05m plus recess )  
A modern fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, breakfast island, integrated electric oven, hob, cooker hood, integrated fridge freezer, microwave, washing machine and dishwasher, uPVC double glazed bay window to the rear and uPVC double glazed door leading to the rear garden.

### Bathroom

A modern three piece bathroom suite comprising of L bath with mixer taps and Rainfall shower over, low level flush WC, vanity sink unit, chrome heated towel rail, extractor fan, uPVC double glazed window.

### First Floor Landing

Plenty of eaves storage, cupboard and gas central heating radiator. Access to bedrooms one and two.

### Bedroom One

10' 6" x 9' 4" ( 3.20m x 2.84m )  
uPVC double glazed window to the rear and gas central heating radiator.

### Bedroom Two

11' 1" MAX x 9' 4" ( 3.38m MAX x 2.84m )  
uPVC double glazed window to the front, fitted wardrobe and gas central heating radiator.

### Garage

Double doors, single glazed window to the side.

### Exterior

Spacious driveway leading to a detached garage, lawned garden to the front with plants and shrubs and to the rear is an enclosed lawned garden with paved area, plants and shrubs and fence boundaries.



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## Manor Farm Crescent, Morley Leeds

- Three bedroom semi detached dormer bungalow
- GUIDE PRICE £220,000 - £225,000
- Set on a good sized plot
- Modern kitchen & bathroom
- Driveway and garage

Tenure: Freehold EPC Rating: F

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY108233 - 0006

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