



**Almeria House Britannia Road, Morley Leeds LS27 0DW**



**welcome to**

## **Almeria House Britannia Road, Morley Leeds**

Unique and individual DETACHED property, set within it's own grounds off a side street, with THREE DOUBLE BEDROOMS, SHAKER STYLE FITTED KITCHEN, TWO RECEPTION ROOMS, DINING ROOM, ENSUITE, DRESSING AREA, HOUSE BATHROOM, EXTERNAL UTILITY ROOM and a CONVERTED GARAGE. DRIVEWAY, GARDENS and a COURTYARD.

### **Entrance Hall**

Door to the front with stain glass window leading into the spacious hallway, which has two double glazed windows, decorative tiled flooring, panelled walls, stairs leading to the first floor landing with understairs storage and further storage cupboard, traditional style radiator. Doors leading into reception room one, dining room and the downstairs WC.

### **Reception One**

12' 8" x 11' 10" ( 3.86m x 3.61m )  
uPVC double glazed window, uPVC double glazed French doors leading out to the garden, gas central heating radiator and a Multi-fuel burner set within the chimney breast.

### **Downstairs Wc**

Low level flush WC, wash hand basin with vanity unit, decorative part tiled walls, uPVC double glazed window.

### **Dining Room**

11' 11" into recess x 12' 8" ( 3.63m into recess x 3.86m )  
Two uPVC double glazed windows, gas central heating radiator and door leading through to the kitchen.

### **Kitchen**

19' 6" x 8' 7" ( 5.94m x 2.62m )  
Having a shaker style fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating Belfast sink with mixer tap, integrated appliances include dishwasher, microwave and wine cooler, space for fridge freezer and Range cooker, fitted extractor fan, spotlights. Doors leading through to reception room two, dining room, basement cellar and the outside courtyard area.

### **Basement Cellar**

8' 8" x 5' 1" ( 2.64m x 1.55m )  
Ideal for storage.

### **Reception Room Two**

9' 8" into recess x 10' 6" ( 2.95m into recess x 3.20m )  
Composite double glazed door leading out to the driveway, gas central heating radiator, uPVC double glazed window. Door leading into the kitchen.

### **First Floor Landing**

A spacious landing area with access to bedrooms two and three and the house bathroom and door leading through to the dressing area with access into bedroom one.

### **Bedroom Two**

12' 8" x 11' 9" ( 3.86m x 3.58m )  
A double room with two uPVC double glazed windows, gas central heating radiator.

### **Bedroom Three**

12' x 9' 5" ( 3.66m x 2.87m )  
A double room with two uPVC double glazed windows, gas central heating radiator.

### **Family Bathroom**

A good sized bathroom with a traditional three piece suite comprising of free standing bath, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window.

### **Bedroom One**

9' 7" into recess x 13' 8" ( 2.92m into recess x 4.17m )  
Two uPVC double glazed windows, gas central heating radiator, access into the ensuite.





### **Ensuite**

A modern ensuite with a double walk-in shower, low level flush WC, wash hand basin with vanity unit, part tiled walls, gas central heating radiator, uPVC double glazed window.

### **Dressing Area**

Dressing area and loft access.

### **External Utility**

8' 9" x 6' 1" ( 2.67m x 1.85m )

External building having fitted base units with a sink and drainer, space for washing machine, single glazed window and door.

### **Converted Garage**

14' 6" x 15' 10" ( 4.42m x 4.83m )

uPVC double glazed French doors, uPVC double glazed windows, uPVC double glazed door leading to the outside courtyard, electric and lighting, currently used as a gym.

### **Exterior**

Block paved driveway leading to the converted garage, lawned garden to the front and side with hedge boundaries, mature trees and shrubs, seating area and pathway leading to the front door and to the rear is a paved courtyard with wall boundary and garden shed.



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## Almeria House Britannia Road, Morley Leeds

- Unique and individual detached property
- Three double bedrooms
- Two reception rooms
- Ensuite and dressing area to master bedroom
- Converted garage and external utility room

Tenure: Freehold EPC Rating: D

# £435,000



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