



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

**welcome to**

## **Manor Farm Crescent, Churwell Leeds**

AVAILABLE with NO ONWARD CHAIN is this TWO/THREE bedroom SEMI DETACHED DORMER BUNGALOW with a KITCHEN/DINER, TWO RECEPTION ROOMS (or one could be used as a bedroom) DOWNSTAIRS SHOWER ROOM, TWO FIRST FLOOR DOUBLE BEDROOMS and a WC. DRIVEWAY, GARAGE and GARDENS.

### **Entrance Hall/Study**

Door to the front, stairs leading to the first floor landing and door leading to the inner hallway.

### **Inner Hallway**

Storage cupboard, doors leading into the shower room, dining room and kitchen/diner.

### **Shower Room**

A modern suite comprising of a shower cubicle, low level flush WC, wash hand basin with vanity unit, chrome heated towel rail, tiled walls, uPVC double glazed window to the side.

### **Living Room**

14' 2" x 11' 11" ( 4.32m x 3.63m )  
uPVC double glazed window to the front, electric fire, gas central heating radiator and French doors leading into the dining room.

### **Dining Room**

11' 10" x 10' 11" ( 3.61m x 3.33m )  
uPVC double glazed window to the rear, gas central heating radiator and French doors leading into the living room.

### **Kitchen/Diner**

16' 4" x 10' 3" ( 4.98m x 3.12m )  
Having a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, induction hob, integrated washing machine and fridge freezer, two gas central heating radiators, uPVC double glazed windows to the side and rear and a Composite door to the rear.

### **First Floor Landing**

Access to both bedrooms and the WC.

### **Bedroom One**

10' 1" x 14' 3" ( 3.07m x 4.34m )  
Two uPVC double glazed windows to the front, gas central heating radiators, storage cupboard.

### **Bedroom Two**

10' 1" x 14' 3" ( 3.07m x 4.34m )  
uPVC double glazed window to the rear, storage cupboard and fitted wardrobes.

### **Wc**

Having a low level flush WC, wash hand basin with vanity unit, storage cupboard and a uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side, providing off street parking and leading to the single garage, graveled garden area to the front with fence boundaries and to the rear is a lawned garden with paved area, fence and wall boundaries and steps leading into the kitchen/diner.

### **Garage**

21' 4" x 9' 4" ( 6.50m x 2.84m )  
Having lighting.

### **Please Note:**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."







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## Manor Farm Crescent, Churwell Leeds

- Two/Three bedroom semi detached dormer bungalow
- Kitchen/diner
- Downstairs shower room
- Reception room/bedroom
- Driveway with single garage

Tenure: Freehold EPC Rating: E

Council Tax Band: C

offers over

**£230,000**



Ground Floor



First Floor

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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Property Ref:  
MLY110957 - 0006

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