



**Perry Way, Morley Leeds LS27 0FA**

welcome to

## Perry Way, Morley Leeds

FOUR bedroom DETACHED FAMILY HOME, WELL PRESENTED throughout, DOWNSTAIRS WC, LIVING ROOM, SPACIOUS KITCHEN/DINER, UTILITY ROOM, STUDY, MODERN HOUSE BATHROOM and ENSUITE, SPACIOUS DRIVEWAY, DETACHED GARAGE, GOOD SIZED LAWNED REAR GARDEN.

### Entrance Hall

Composite door to the front, gas central heating radiator, storage cupboard, stairs leading to the first floor landing, access to the downstairs WC, office, living room and kitchen/diner.

### Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator.

### Office

7' x 7' 5" ( 2.13m x 2.26m )  
uPVC double glazed window to the front, gas central heating radiator.

### Living Room

16' 5" x 11' ( 5.00m x 3.35m )  
uPVC double glazed window to the front, two gas central heating radiators.

### Kitchen/Diner

11' 7" MAX x 26' 5" MAX ( 3.53m MAX x 8.05m MAX )  
Has a fully fitted kitchen with an array of integrated appliances, sink and drainer, two gas central heating radiators, two uPVC double glazed windows to the rear, pantry cupboard and access to the utility room.

### Utility Room

5' 4" x 5' 2" ( 1.63m x 1.57m )  
Composite double glazed door to the side, gas central heating radiator, space for a washing machine.

### First Floor Landing

Loft access and access to all four bedrooms and the house bathroom.

### Bedroom One

12' 7" x 11' 8" ( 3.84m x 3.56m )  
uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

### Ensuite

A modern three piece suite comprising of a walk-in shower, low level flush WC, wash hand basin, tiled floor, gas central heating radiator.

### Bedroom Two

14' 2" x 11' 2" ( 4.32m x 3.40m )  
uPVC double glazed window to the front, storage cupboard, gas central heating radiator.

### Bedroom Three

10' 11" x 9' 1" ( 3.33m x 2.77m )  
uPVC double glazed window to the rear, gas central heating radiator.

### Bedroom Four

10' 4" x 9' 8" ( 3.15m x 2.95m )  
uPVC double glazed window to the rear, gas central heating radiator.

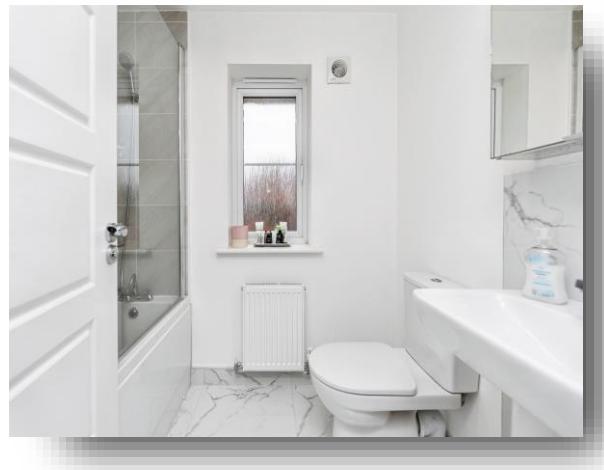
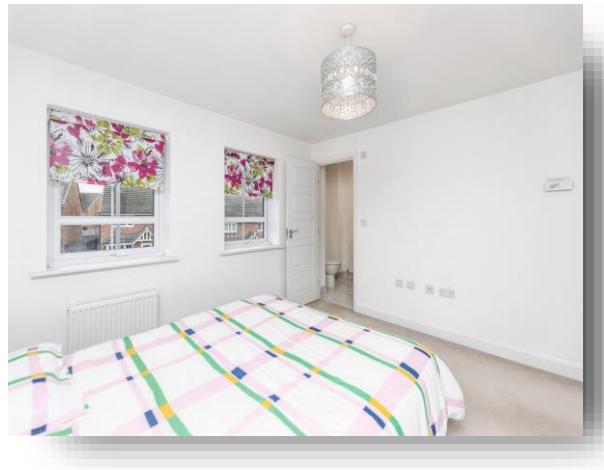
### House Bathroom

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

### Exterior

Driveway to the side providing ample off street parking, leading to the detached garage, lawned garden to the front and to the rear is a good sized enclosed lawned garden, perfect space for all the family to enjoy.





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## Perry Way, Morley Leeds

- Four bedroom detached family home
- Downstairs WC & Ensuite facilities
- Kitchen/diner
- Driveway and garage
- Enclosed lawned rear garden

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers over

**£450,000**



Total floor area 116.6 m<sup>2</sup> (1,255 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](http://www.propertybox.io)



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Property Ref:  
MLY111525 - 0003

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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.



**0113 253 7100**



[morley@williamhbrown.co.uk](mailto:morley@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)