



 **4**
Bedrooms

 **4**
Bathrooms

**Tenure :
Freehold**



Tudor Sales and Lettings are pleased to present for sale, with no onward chain, this beautifully presented four bedroom property with WOW factor balcony and views. Gas boiler installed Feb 25.

The accomodation comprises of in brief:

To the ground floor: Double bedroom, Shower room, utility room and integral garage, the ground floor offers space which could be used for living space for an older relative or child wanting their own space.

To the first floor: Dual aspect living room, dining room, kitchen, WC and decked balcony with staircase to garden.

To the second floor: Two double bedrooms one with en-suite, one single bedroom and bathroom. Boarded loft with shelving and ladder.

Meadowbrook court is a highly sought-after development in Morley with easy access both to local amenities and well regarded schools. The property offers excellent links to the M1, M62, and M621, and Morley train station is located less than two miles away.

Interest in this property is sure to be high due to the location, fabulous balcony and views. Be sure to book your viewing today!

Living Room 4.88m x 3.69m (16' x 12' 1")

Generously proportioned living room with feature fireplace with mantelpiece surround, double glazed window and centrally heated radiator and coving to ceiling.

Dining Room 3.15m x 2.51m (10' 4" x 8' 3")

Located next to the kitchen with knock-through potential if required. Double glazed French-style patio doors to balcony, coving to ceiling and centrally heated radiator.

Kitchen 3.27m x 1.99m (10' 9" x 6' 6")

Modern, fitted kitchen with a range of wall and base units and integrated appliances consisting of sink with mixer tap, dishwasher, oven with hob and extractor fan over. Tiled splashback to worksurface area and double glazed window.

WC 1.74m x 1.14m (5' 9" x 3' 9")

WC with hand basin. Double glazed window with privacy glass and centrally heated radiator.

Bedroom 1 3.68m x 3.03m (12' 1" x 9' 11")

Double bedroom with double glazed window and centrally heated radiator.

En-suite 1.73m x 1.67m (5' 8" x 5' 6")

En-suite to the main bedroom with white three piece suite comprising of WC, hand basin and shower tray with glass doors. Double glazed window with privacy glass.

Bedroom 2 3.05m x 2.45m (10' x 8' 1")

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 3 2.33m x 2.00m (7' 8" x 6' 7")

Single bedroom with centrally heated radiator and double glazed window.

Bathroom 2.47m x 1.61m (8' 1" x 5' 3")

Bathroom with white three piece suite comprising of bath, hand basin and WC. Extractor fan and tiling to splashback area. Spotlighting to ceiling.

Bathroom 4 *2.78m x 2.15m (9' 1" x 7')*

Double bedroom currently used as an office with double glazed window and centrally heated radiator.

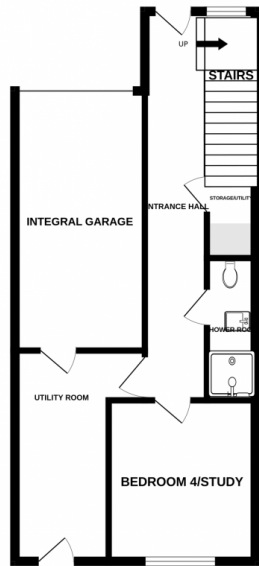
Utility Room *3.45m x 1.70m (11' 4" x 5' 7")*

Utility room with plumbing for a washing machine and a range of wall and base units, sink with mixer tap. Doors to garden and integral garage.

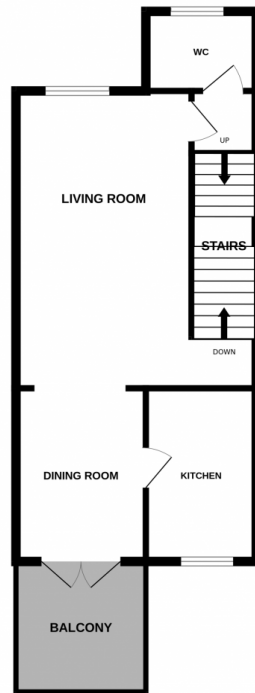
Shower Room *2.58m x 0.84m (8' 6" x 2' 9")*

Shower room with white three piece suite comprising of WC, hand basin and shower tray with glass door. Centrally heated radiator.

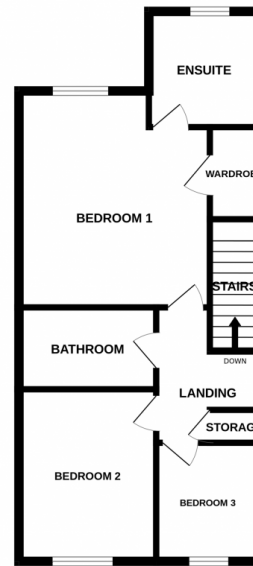
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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