



Ashfield Road, Morley, LS27 0QE

£350,000

PRICED TO SELL NOW!!! Extended & modernised semi detached house with double garage. Modern kitchen & utility room, 3 reception rooms, 3 well proportioned bedrooms, bathroom & shower room. Private gardens plus double garage & ample parking.



12 Ashfield Road, Morley, LS27 0QE

We are delighted to offer for sale this semi detached house which has undergone a programme of extensions and upgrades, located in this popular area with access to Dartmouth Park along with amenities and transport links plus within catchment of OFSTED 'Good' and 'Outstanding' Primary and Secondary schools.

The property has undergone a comprehensive programme of extending and upgrading over the years and now offers quality family living accommodation over 2 floors. As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with quartz worktops and appliances, a separate utility room plus a modern bathroom and shower room. The hub of the home is created by the inter linked living dining and kitchen areas which are open to each other and make an impressive living area. Items of note include multi fuel stove to living area, wood burning stove and walk in bay window to lounge, fitted wardrobes to all bedrooms, walk in bay window to bedroom 2, French doors to the rear plus an alarm system. There are ample sockets and media points to the property. The home is ready to move in with carpets and flooring included as fitted.

to the ground floor is an entrance hall, lounge, inter linked kitchen, living room and conservatory plus a further utility room and shower room. Off the first floor landing are 3 well proportioned bedrooms plus a modern 4 piece bathroom. There is a part boarded loft.

The property is located on an impressive plot with a gated double driveway leading to a detached double garage with remote controlled door plus power and light. There are well presented gardens with patio, lawns and mature planting.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With fitted carpets. Access to store.

Lounge 12'8"(max) x 10'10"(max) (3.88m(max) x 3.31m(max))

With walk in bay window plus wood burning stove. Carpets and blinds.

Living Room 18'11"(max) x 11'2"(max) (5.79m(max) x 3.41m(max))

With multi fuel stove plus built in units, carpets and blinds.

Kitchen 12'5" x 10'2" (3.81m x 3.10m)

Having a comprehensive range of timber wall and base units with complimenting quartz worktops and back boards plus extending breakfast bar. With double oven, induction hob, hood, fridge and dishwasher. Filter instant hot water tap plus further mixer tap. Tiled flooring plus blind.

Conservatory 9'11" x 9'7" (3.03m x 2.94m)

With floor tiling and blinds. French doors leading to the rear garden.

Utility Room 12'10" x 4'9" (3.92m x 1.47m)

With a range of modern units and laminate worktops with microwave, freezer and washing machine plus floor tiling.

Shower Room 6'8" x 4'8" (2.05m x 1.43m)

Having modern white sanitary ware with tiling, chrome ladder radiator and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 11'3" x 11'0" (3.44m x 3.37m)

With fitted wardrobes, carpets and blinds.

Bedroom 2 11'7"(max) x 11'0"(max) (3.54m(max) x 3.36m(max))

With walk in bay window, fitted wardrobes, carpets and blinds.

Bedroom 3 7'8" x 6'9" (2.34m x 2.08m)

With fitted wardrobes, carpets and blinds.

Bathroom 8'11"(max) x 7'6"(max) (2.73m(max) x 2.30m(max))

Having a modern 4 piece suite with separate bath and shower, tiling, ladder radiator, luxury flooring and blind.

EXTERNAL

The property is located on an impressive plot with a gated double driveway leading to a detached double garage with remote controlled door plus power and light. There are well presented gardens with patio, lawns and mature planting.





