



Flossmore Way, Morley, LS27 7UE

£299,995

PRICED TO SELL NOW!!! Extended, re modelled & improved town house in popular location. Modern living dining kitchen plus lounge, 3 double bedrooms, 2 en suites & shower room. Private gardens. **MUST BE VIEWED!!!**



4 Flossmore Way, Gildersome, Morley, LS27 7UE

We are delighted to offer for sale this extended, re modelled and improved town house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools.

The property has undergone a programme of extending, re modelling and upgrading and now offers well thought out family accommodation over 3 floors. There is a modern living dining kitchen with appliances and timber block worktops plus 2 modern en suites plus a shower room. Items of note include French doors to the rear, under floor heating to the main ground floor rooms, a useful occasional/hobby room plus fitted wardrobes to all 3 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining kitchen, shower room plus occasional/hobby room. There is a lounge plus double bedroom off the first floor landing. The top floor hosts a further 2 double bedrooms, both with en suites. There is a part boarded loft with power and light.

The property has well presented private gardens with lawns, planting and patio areas. There is external power plus shed. There are 2 parking spaces plus a store to the front.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

Having Karndean flooring with under floor heating plus access to storage cupboards.

Living Dining Kitchen 18'6"(max) x 14'3"(max) (5.66m(max) x 4.36m(max))

Having a comprehensive range of modern wall and base units with complimenting timber block worktops and upstands plus glass splash back. With oven, microwave combi, induction hob, hood and dishwasher. Having French doors to rear with electric blinds, Karndean flooring with under floor heating plus recessed spot lights.

Shower Room 8'9" x 2'4" (2.68m x 0.72m)

Having modern white sanitary ware with tiling, vanity basin and ladder radiator.

Occasional/Hobby Room 15'3"(max) x 7'4"(max) (4.65m(max) x 2.26m(max))

With fitted worktops and shelving.

FIRST FLOOR

Landing

With fitted carpets.

Lounge 19'0"(max) x 14'2"(max) (5.80m(max) x 4.33m(max))

Having electric fire and surround, laminate flooring and blind.

Bedroom 3 14'2"(max) x 9'0"(max) (4.34m(max) x 2.76m(max))

A double bedroom with fitted wardrobes, carpets and blinds.

SECOND FLOOR

Landing 2

With fitted carpets.

Bedroom 1 14'2"(max) x 13'10"(max) (4.34m(max) x 4.23m(max))

With fitted wardrobes to two areas plus carpets and blinds.

En Suite 6'6"(max) x 5'6"(max) (2.00m(max) x 1.70m(max))

Having a modern 3 piece suite with bath plus vanity unit, tiling and floor tiling.

Bedroom 2 14'2"(max) x 11'6"(max) (4.34m(max) x 3.51m(max))

With fitted wardrobes, carpets and blinds.

En Suite 2 5'5"(max) x 5'1"(max) (1.66m(max) x 1.56m(max))

Having modern white sanitary ware with vanity basin, tiling and ladder radiator plus tiling and vinyl flooring.

EXTERNAL

The property has well presented private gardens with lawns, planting and patio areas. There is external power plus shed. There are 2 parking spaces plus a store to the front.





