

# HUNTERS®

HERE TO GET *you* THERE



## Carson Grove

Morley, Leeds, LS27 0GE

Offers In The Region Of £179,950



2



1



1



B

Council Tax: B



# 42 Carson Grove

Morley, Leeds, LS27 0GE

## Offers In The Region Of £179,950



- Immaculate flat
- Allocated parking
- OPEN-PLAN reception room
- Integrated appliances
- TWO bedrooms
- MODERN bathroom
- Nearby parks
- Contemporary design
- B-rated EPC
- Council Tax Band B

Welcome to this charming APARTMENT, perfectly suited for families and couples alike. This property is beautifully decorated and offers an easy-to-navigate intercom system for guests, and the convenience of ALLOCATED PARKING.

The APARTMENT features an OPEN-PLAN reception room awash with natural light streaming in through patio doors. This space provides an inviting ambiance, making it an ideal place to relax or entertain guests. The KITCHEN is a chef's delight, with stunning HIGH GLOSS cabinets and wood countertops, INTEGRATED APPLIANCES, and ample fitted storage. The open-plan layout allows for seamless interaction between the kitchen and delightful RECEPTION room, enhancing the property's overall sense of flow and space.

The property offers TWO BEDROOMS; the first is a spacious DOUBLE room, neutrally decorated to fit any style. The second bedroom is a cosy single, filled with natural light and plenty of storage space, perfect for a GUEST ROOM or HOME OFFICE. Both rooms are carpeted, adding a touch of warmth and comfort.

Rounding off this fantastic flat is a LARGE, modern bathroom. It is TASEFULLY DECORATED, featuring a combined shower/bath, offering the best of both worlds.

Located with easy access to PUBLIC TRANSPORT LINKS, local amenities, and nearby schools, this flat is ideally situated. Green spaces and NEARBY PARKS add to the appeal, offering plenty of outdoor activities right at your doorstep. The flat boasts a B-rated EPC and falling under Council Tax Band B.

All in all, this CLEVERLY designed apartment is not just an IMMACULATE place to live, it's a lifestyle. Book your viewing today.

Tel: 0113 257 6198

## HALL

## BATHROOM

7'10" x 6'62'8" (2.39m x 202m)

## KITCHEN

11'4" x 6'7" (3.47m x 2.02m)

## LIVING ROOM

13'8" x 11'4" (4.17m x 3.47m)

## BEDROOM TWO

10'0" x 6'10" (3.07m x 2.10m)

## BEDROOM ONE

11'5" x 9'9" (3.50m x 2.98m)





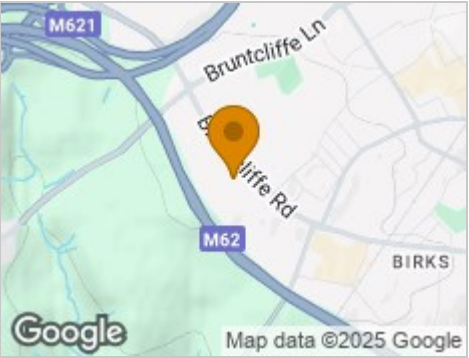
Road Map



Hybrid Map



Terrain Map



Floor Plan

**HUNTERS**  
here to get you there

**Living Room**  
4.17m x 3.47m  
(13' 8" x 11' 5")

**Kitchen**  
3.47m x 2.02m  
(11' 5" x 6' 8")

**Bedroom 2**  
3.07m x 2.10m  
(10' 1" x 6' 11")

**Bedroom 1**  
3.50m x 2.98m  
(11' 6" x 9' 9")

**Bathroom**  
2.39m x 2.02m  
(7' 10" x 6' 8")

**Hall**

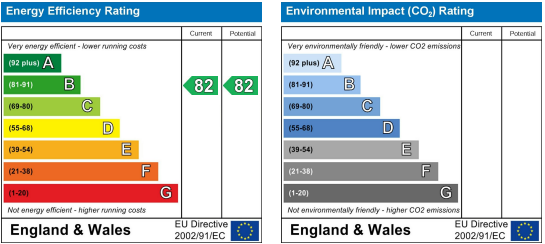
Total floor area 55.0 m<sup>2</sup> (592 sq.ft.) approx

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.focalagent.com](http://www.focalagent.com)

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.