

Yorkshire Residential Sales and Lettings
Hub 26 | Hunsworth Lane | Cleckheaton | BD19 4LN
T. 01274 606 167 E. enquiries@yorkshire-residential.co.uk
www.yorkshire-residential.co.uk



8 Roseate Green

Morley, Leeds, LS27 8GE

£328,000



Hub 26 Hunsworth Lane | Cleckheaton | BD19 4LN
T. 01924 501333 E. enquiries@yorkshire-residential.co.uk www.yorkshire-residential.co.uk

8 Roseate Green

Morley, Leeds, LS27 8GE

£328,000



THREE BEDROOM DETACHED ***MODERN FAMILY HOME ***NO UPPER CHAINMORLEY***

NOT TO BE MISSED & PRICED TO SELL is this well presented three bedroom detached set in a cul-de-sac location. Comprising: Entrance Hall, Lounge, Cloaks/wc, dining room, conservatory, Kitchen, utility room, three first floor bedrooms-master with en-suite and house bathroom. Good sized rear garden with single garage. *****Contact YORKSHIRE RESIDENTIAL 0113 5126161 to arrange a viewing*****

Entrance Hall

Radiator.

Cloaks/WC

Two piece white suite comprising low level wc and wash hand basin. Heated towel radiator.

Lounge

9'9" x 13'9" (2.97m x 4.19m)

Feature fireplace with wooden surround and marble hearth. Radiator.

Dining Room

9'3" x 9'9" (2.82m x 2.97m)

Radiator.

Conservatory

11'2" x 9'7" (3.40m x 2.92m)

Heater and French doors to rear garden.

Kitchen

8'9" x 9'4" (2.67m x 2.84m)

Fitted with a range of modern wall and base units with complimentary work tops. Double oven, electric hob and built-in dishwasher.

Utility

5'5" x 5'8" (1.65m x 1.73m)

Storage cupboard radiator and plumbing for washing machine,

Landing

Access to loft.

Bedroom 1

10'1" x 11'3" (3.07m x 3.43m)

Built-in wardrobes and radiator ,

En-Suite

Three piece white suite comprising low level wc pedestal wash hand basin and shower cubicle. Heated towel radiator. Tiled floor and part tiled walls.

Bedroom 2

8'7" x 15'2" (2.62m x 4.62m)

Fitted wardrobe and radiator.

Bedroom 3

9'7" x 6'7" (2.92m x 2.01m)

Radiator.

House Bathroom

Three piece white suite comprising low level wc

pedestal wash hand basin and panelled bath with shower over and screen Heated towel radiator.

Exterior

To the front of the property is a lawned area with a driveway to the side providing ample off street parking and leading to the single garage, To the rear is a private garden which is astro turfed with a summer house.



Road Map



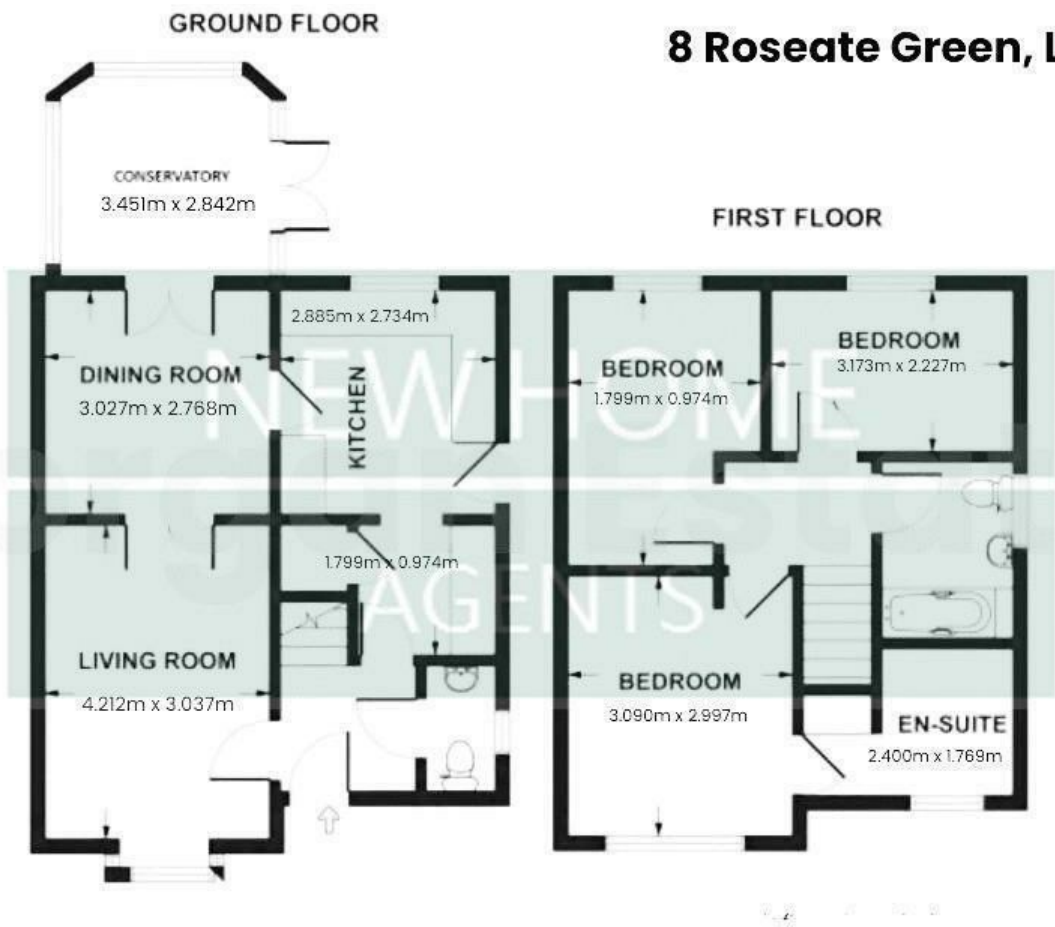
Hybrid Map



Terrain Map



Floor Plan

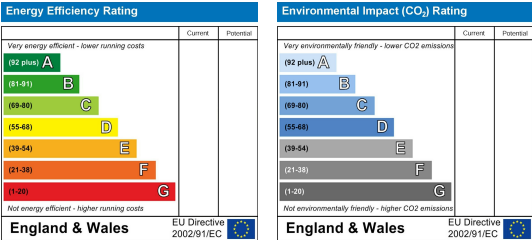


8 Roseate Green, Leeds

Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.