





Springfield Crescent,Morley Leeds LS27 9PR

william h brown

welcome to

Springfield Crescent, Morley Leeds

GREAT FTB/YOUNG FAMILY HOME, THREE BEDROOM SEMI DETACHED, LIVING ROOM, OPEN PLAN KITCHEN/DINER, HOUSE BATHROOM, DRIVEWAY, GARAGE and ENCLOSED LAWNED REAR GARDEN. GOOD ACCESS to MORLEY TOWN CENTRE, GOOD SCHOOLS and MOTORWAY LINKS.

Entrance Hall
Composite door to the front, stairs leading to the first floor landing. Door leading through to the living room.

Living Room
uPVC double glazed window to the front, gas central heating radiator, electric fire. Open access through to the kitchen/diner.

Kitchen/Diner
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, dishwasher, space for a fridge freezer, gas central heating radiator, understairs storage cupboard, uPVC double glazed window to the rear and uPVC double glazed sliding doors leading out to the rear garden. Door leading into the garage.

First Floor Landing
uPVC double glazed window to the side, loft access.

Bedroom One
uPVC double glazed window to the front, gas central heating radiator.

Bedroom Two
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom
A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, tiled walls and floor, heated towel rail, uPVC double glazed window to the rear.

Garage
Metal door to the front, uPVC double glazed window to the rear.

Exterior
Driveway to the front leading to the garage, easy to maintain garden area to the front and to the rear is an enclosed lawned garden with decked seating area, having fence boundaries.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









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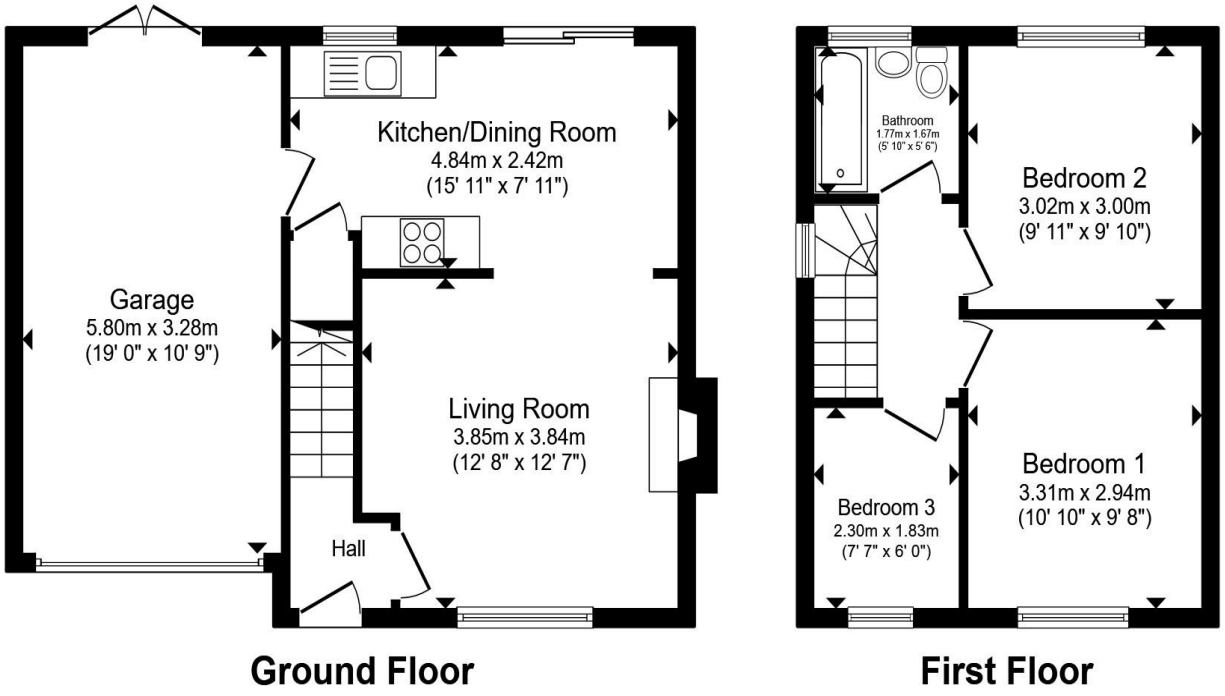
welcome to

Springfield Crescent, Morley Leeds

- Three bedroom semi detached accommodation
- Open plan kitchen/diner
- Living room
- Driveway and garage
- Enclosed lawned rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£230,000



Total floor area 82.1 m² (883 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.propertybox.io

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The Property Ombudsman

Property Ref:
MLY112030 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

0113 253 7100

Morley@williamhbrown.co.uk

80 Queen Street, Morley, LEEDS, West Yorkshire, LS27 9BP

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.