



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

Offers in the region of £225,000
Howden Clough Road, Morley



An immaculate end terrace property located on Howden Clough Road in Morley. Call our office on 0113 282 3056 for more information or to arrange a viewing.

Brought to the market for sale is this very well presented end terrace property situated on Howden Clough Road in Morley. Immaculately presented throughout, this superb home offers well-proportioned accommodation arranged over three floors and would make an ideal purchase for a range of buyers.

The accommodation briefly comprises: Ground Floor – entrance hallway, modern kitchen and a spacious lounge. First Floor – two bedrooms and a house bathroom. Second Floor – a useful loft conversion, currently utilised by the owner as a bedroom.

The property benefits from double glazing and gas central heating throughout.

Occupying an end position, the property enjoys excellent external space. To the front there is a garden and driveway providing off-road parking. To the rear is a low-maintenance garden with patio and artificial turf areas, ideal for outdoor seating and entertaining. There is also additional space to the side suitable for a garden shed. From the rear of the property there are pleasant open views over fields.

The property is well positioned within Morley, offering excellent transport links, including convenient access to the M62 motorway, providing routes towards Leeds and surrounding areas. Morley train station is also a short drive away, offering regular services to Leeds, Southport and Manchester Victoria.

For more information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Kitchen Diner 4.27m x 3.68m (14' x 12' 1")

Wonderful, modern kitchen diner with feature central island with breakfast bar feature. A range of wall and base units and integrated appliances including two under counter fridges and freezers, oven with hob and extractor fan over and sink with mixer tap. Double glazed window and door to rear garden.

Lounge 3.42m x 3.29m (11' 3" x 10' 10")

Living room with feature fireplace with log burning stove and mantelpiece, Double glazed window and centrally heated radiator.

Bedroom 1 4.28m x 3.39m (14' 1" x 11' 1")

Double bedroom with a range of built-in wardrobes, double glazed window and centrally heated radiator.

Bedroom 2 2.72m x 2.60m (8' 11" x 8' 6")

Double bedroom with double glazed window and centrally heated radiator.

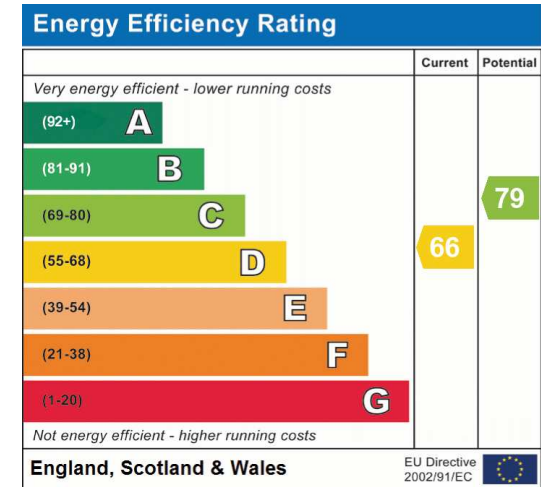
Bathroom 2.61m x 1.57m (8' 7" x 5' 2")

Fabulous, modern bathroom with white three piece suite comprising of bath with shower screen and shower over, WC and hand basin with storage under. Centrally heated towel rail and double glazed window with privacy glass.

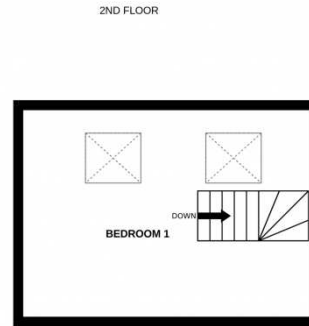
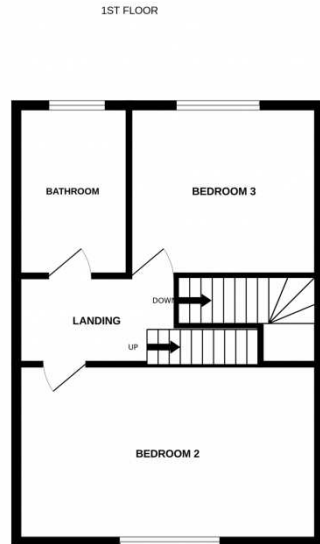
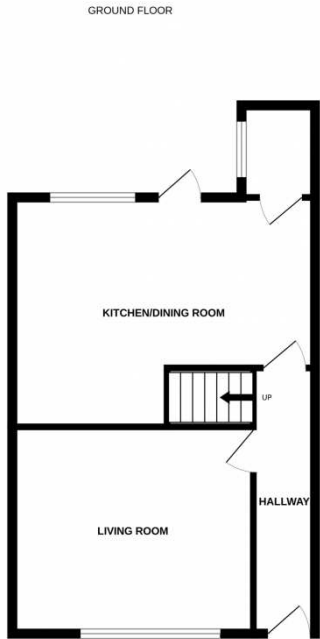
Loft Conversion 5.04m x 4.26m (16' 6" x 14')

Currently used as a bedroom area. Two skylight windows. Central heating radiator. Glass balustrade.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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