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**Dobson**



**31 Morrill Drive**

Halton, Leeds, LS15 7HZ

**£299,500**

# 31 Morritt Drive

Nestled in the charming Morritt Drive, Halton, Leeds, this spacious four-bedroom Victorian terrace offers a wonderful opportunity for those seeking a home with character and potential. Spread over four floors, the property boasts a traditional layout that is both practical and inviting.

Upon entering, you are greeted by a dining kitchen, perfect for family meals and entertaining. The lounge provides a comfortable space to relax, while the basement features two versatile rooms that are ideal for further development, whether you envision a home office, playroom, or additional living space.

The first floor accommodates two well-proportioned bedrooms, complemented by a bathroom and a separate shower room, ensuring convenience for family living. Ascend to the second floor, where you will find two additional bedrooms, offering ample space for family or guests.

Outside, the property benefits from an off-road parking space and a garage, a rare find in this area. The long garden features a lawn, perfect for outdoor activities, while a smaller front garden with a patio seating area provides a lovely spot to enjoy the fresh air. Additionally, residents can enjoy a communal lawned area, enhancing the sense of community.

This home is ideally located near local shops, schools, and public transport links, making it perfect for families and commuters alike. With no onward chain, this property presents an excellent opportunity for someone looking to put their own stamp on a home filled with potential. Don't miss the chance to make this charming Victorian terrace your own.

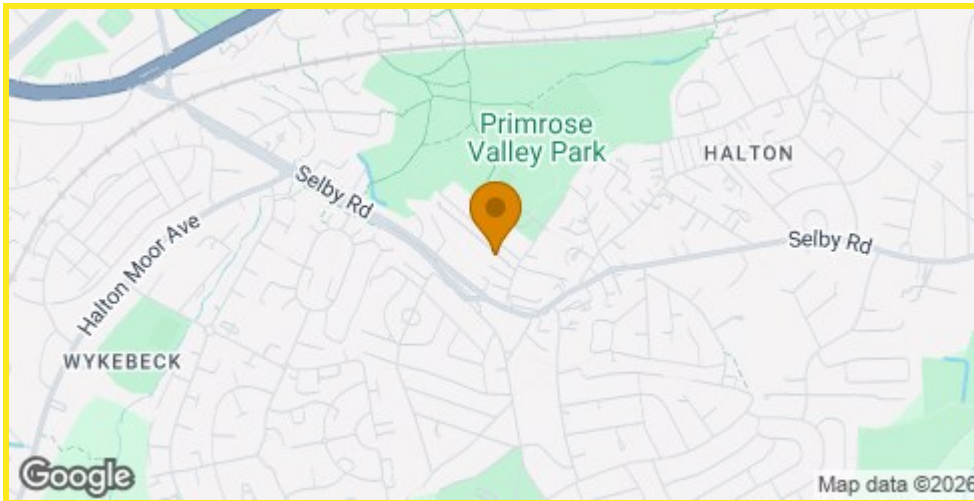




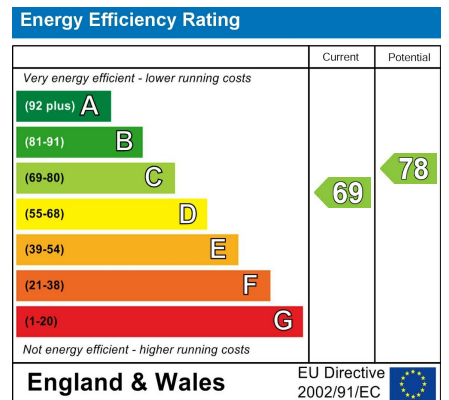
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

LS15 7HZ

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