



**Margaret Close, Morley Leeds LS27 8NF**



**welcome to**

**Margaret Close, Morley Leeds**

PERFECT FTB/YOUNG FAMILY HOME, NO ONWARD CHAIN, THREE BEDROOM MID TERRACE, WELL PRESENTED, LIVING ROOM, FITTED KITCHEN, CONSERVATORY and HOUSE BATHROOM. OFF STREET PARKING to the front and a easy to maintain ENCLOSED PAVED GARDEN to the rear.



### Entrance Hall

Composite door to the front, gas central heating radiator.

### Lounge

12' 7" x 12' 7" ( 3.84m x 3.84m )  
uPVC double glazed window to the front, electric fire, gas central heating radiator.

### Kitchen

8' 1" x 15' 8" ( 2.46m x 4.78m )  
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated electric oven and fridge freezer, space for washing machine, breakfast bar, gas central heating radiator, uPVC double glazed window to the rear and uPVC double glazed doors leading into the conservatory.

### Conservatory

9' 6" x 8' ( 2.90m x 2.44m )  
uPVC double glazed windows and uPVC double glazed doors leading out to the rear garden.

### First Floor Landing

Loft access. Access to all three bedrooms and the house bathroom.

### Bedroom One

10' 11" x 9' 9" ( 3.33m x 2.97m )  
uPVC double glazed window to the front, gas central heating radiator.

### Bedroom Two

9' 10" x 9' 9" ( 3.00m x 2.97m )  
uPVC double glazed window to the rear, gas central heating radiator.

### Bedroom Three

7' 8" x 5' 8" ( 2.34m x 1.73m )  
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, electric heater, uPVC double glazed window to the rear.

### Exterior

Driveway to the front, with steps leading to the front door and a graveled area and to the rear is a easy to maintain paved garden with outside tap, storage shed and having fence boundaries.



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## Margaret Close, Morley Leeds

- Three bedroom mid terrace
- No onward chain
- Conservatory
- Enclosed paved garden to rear
- Off street parking to the front

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLY111595 - 0003

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