



Trafalgar Gardens, Morley Leeds LS27 0RU

welcome to

Trafalgar Gardens, Morley Leeds

FABULOUS FOUR bedroom DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED, DOWNSTAIRS WC, COSY SNUG, LIVING ROOM, OPEN PLAN KITCHEN/DINER/CONSERVATORY, FOUR DOUBLE BEDROOMS, ENSUITE to master, HOUSE BATHROOM. DRIVEWAY, INTEGRAL GARAGE and ENCLOSED REAR GARDEN.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing with understairs storage cupboard. Access to the snug, downstairs WC, living room and kitchen/diner.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, tiled floors, uPVC double glazed window.

Living Room

15' 8" MAX x 12' 10" MAX (4.78m MAX x 3.91m MAX)
uPVC double glazed window to the front, gas fire, gas central heating radiator, uPVC double glazed French doors leading out to the rear garden.

Snug

13' 5" into bay x 8' 1" (4.09m into bay x 2.46m)
uPVC double glazed bay window to the front, gas central heating radiator.

Kitchen/Diner

19' 8" MIN x 10' 9" MAX (5.99m MIN x 3.28m MAX)
Having a fully fitted modern kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated fridge freezer and dishwasher, electric oven, induction hob, part tiled walls, spotlights, wall mounted column radiator, uPVC double glazed window to the rear. Open access through to the conservatory dining area which has uPVC double glazed windows, gas central heating radiator, space for a dining table and uPVC double glazed French doors leading out to the rear garden.

First Floor Landing

Loft access - which is part boarded. Access to all four bedrooms and the house bathroom.

Bedroom One

17' 6" MAX x 11' 2" (5.33m MAX x 3.40m)
uPVC double glazed window to the front, gas central heating radiator, fitted wardrobes and access into the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, part tiled walls, uPVC double glazed window to the front.

Bedroom Two

9' 10" x 14' 2" (3.00m x 4.32m)
uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

10' 9" x 9' (3.28m x 2.74m)
uPVC double glazed window to the front, storage cupboard, gas central heating radiator.

Bedroom Four

8' 9" x 9' (2.67m x 2.74m)
uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, uPVC double glazed window to the side.

Integral Garage

18' 9" x 8' 10" (5.71m x 2.69m)
Electric roller door, space for washing machine and tumble dryer.





Exterior

Driveway to the front, access to the garage and to the rear is a split level garden with a paved patio area, perfect for dining and entertaining and steps leading to a lawned garden with decked area and a useful storage shed.



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Trafalgar Gardens, Morley Leeds

- Four bedroom detached family home
- Open plan kitchen/diner/conservatory
- Ensuite to master bedroom
- Downstairs WC & Snug
- Close proximity to Morley Town Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£390,000



Ground Floor



First Floor

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.focalagent.com

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Property Ref:
MLY111321 - 0007

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 **william h brown**
Incorporating
**Porter
Glenny**



0113 253 7100



Morley@williamhbrown.co.uk



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



williamhbrown.co.uk