





# Howden Clough Road,Morley Leeds LS27 0LP

william h brown

*welcome to*

## Howden Clough Road, Morley Leeds

THREE bedroom END THREE STOREY TOWN HOUSE, NO ONWARD CHAIN, DOWNSTAIRS WC and KITCHEN/DINER with UTILITY ROOM, LIVING ROOM, HOUSE BATHROOM and SHOWER ROOM, INTEGRAL GARAGE and ENCLOSED LAWNED REAR GARDEN. Good access to motorway links and close proximity to Morley Town Centre.

**Entrance Hall**
Composite door to the front, stairs leading to the first floor landing.

**Downstairs Wc**
Low level flush WC, wash hand basin, part tiled walls, under floor heating.

**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, induction hob, integrated dishwasher, fridge and freezer, under floor heating, uPVC double glazed window to the rear, uPVC double glazed French doors leading out to the rear. Storage cupboard and access to the utility room.

**Utility Room**
Base units with work surfaces over, sink and drainer, space for washing machine and tumble dryer, under floor heating.

**First Floor Landing**
uPVC double glazed window to the side, storage cupboard housing the gas central heating boiler.

**Living Room**
uPVC double glazed French doors with Juliet balcony to the rear, gas central heating radiator, uPVC double glazed window to the side.

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

**House Bathroom**
A four piece bathroom suite comprising of a bath, shower cubicle, low level flush WC, wash hand basin, heated towel rail.

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

**Bedroom Two**
uPVC double glazed window to the rear, gas central heating radiator, plenty of eaves storage.

**Bedroom Three**
uPVC double glazed window to the front, gas central heating radiator, plenty of eaves storage.

**Shower Room**
Comprising of a shower cubicle, low level flush WC, wash hand basin, tiled wall and floors.

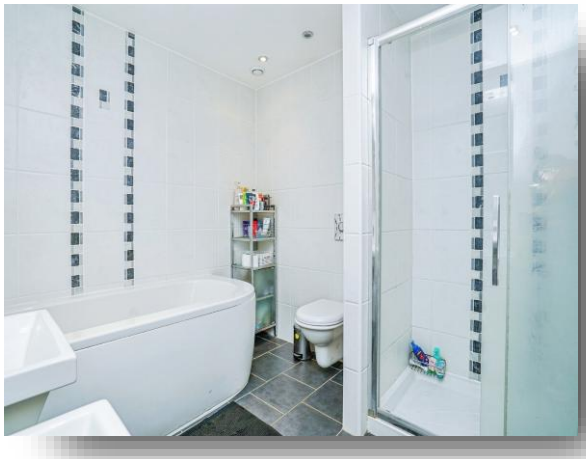
**Garage**
Electric up and over door, gas central heating radiator.

**Exterior**
Parking to the front, integral garage and to the rear is an enclosed lawned garden with views over looking fields.







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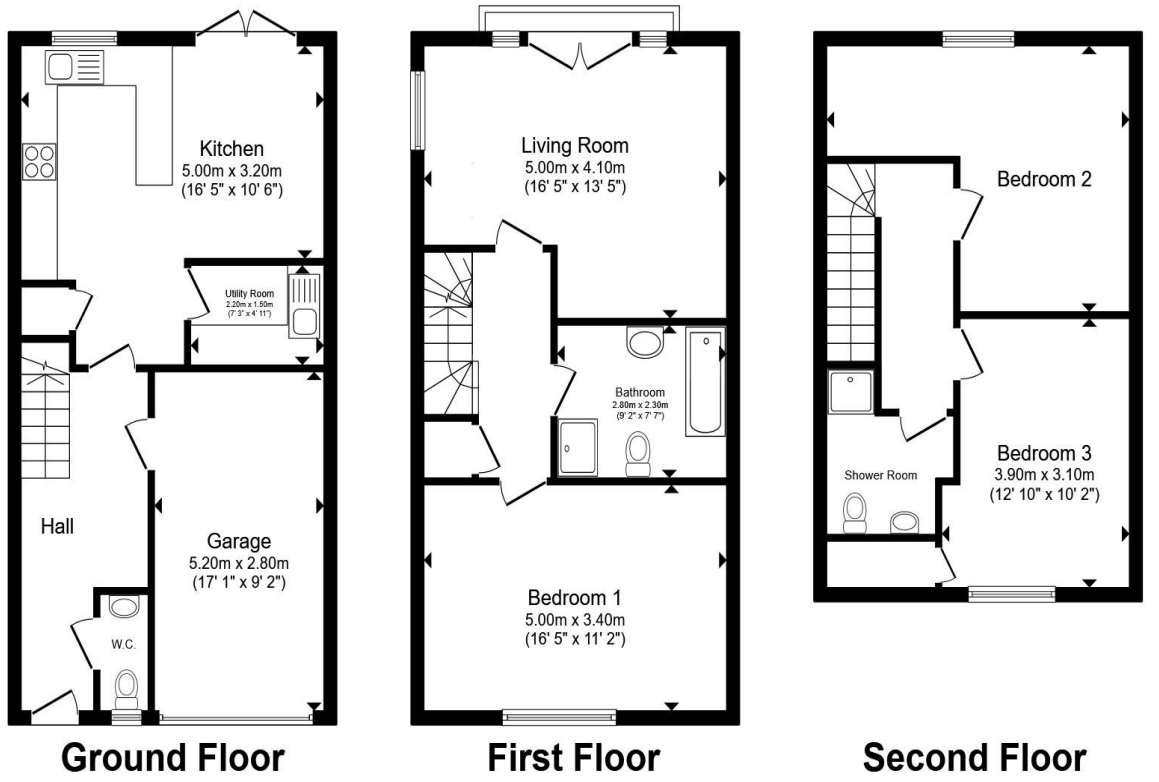
## Howden Clough Road, Morley Leeds

- Three bedroom end three storey town house
- Perfect FTB/young family/investment opportunity
- Downstairs WC & Kitchen/Diner
- Integral garage & enclosed lawned rear garden
- Good access to motorway links

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

offers over

**£290,000**




Total floor area 140.7 m² (1,515 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:
MLY111996 - 0005

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