





Wise Crescent,Morley LEEDS LS27 7FQ

william h brown

welcome to

Wise Crescent, Morley LEEDS

FABULOUS FTB/YOUNG FAMILY HOME, THREE BEDROOM SEMI DETACHED, DOWNSTAIRS WC, LIVING ROOM, SPACIOUS KITCHEN/DINER, ENSUITE to master bedroom, HOUSE BATHROOM, DRIVEWAY and ENCLOSED LAWNED REAR GARDEN. Good access to motorway links and good schools.

Entrance Hall
Door to the front, stairs leading to the first floor landing.

Living Room
Double glazed window to the front, gas central heating radiator.

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, fitted hob and extractor fan, space for a washing machine and fridge freezer, gas central heating radiator, double glazed patio doors leading out to the rear garden.

Downstairs Wc
Low level flush WC, wash hand basin, gas central heating radiator.

First Floor Landing
Bedroom One
uPVC double glazed window to the front, gas central heating radiator, access into the ensuite.

Ensuite
Shower cubicle, low level flush WC, wash hand basin, gas central heating radiator, double glazed window to the front.

Bedroom Two
Double glazed window to the rear, gas central heating radiator.

Bedroom Three
Double glazed window to the rear, gas central heating radiator.

House Bathroom
A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator.

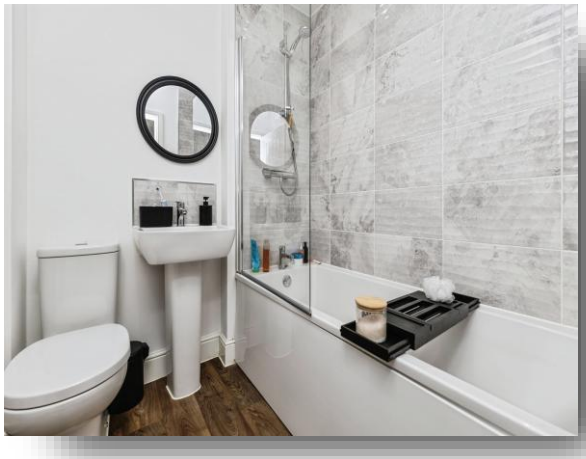
Exterior
Driveway to the side providing ample parking, lawned area to the front and an enclosed lawned garden to the rear with paved area, garden shed and fence boundaries.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









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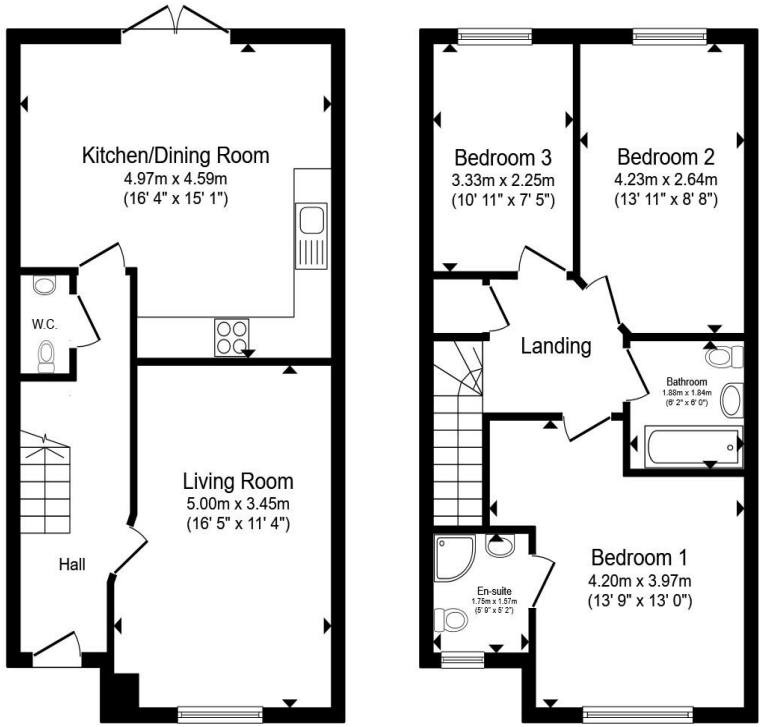
welcome to

Wise Crescent, Morley LEEDS

- Modern three bedroom semi detached
- Spacious kitchen/diner
- Downstairs WC
- Ensuite to master bedroom
- Driveway and enclosed lawned garden

Tenure: Freehold EPC Rating: B
Council Tax Band: B

£310,000



Total floor area 94.2 m² (1,014 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:
MLY112066 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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