



Cross Hall Court
— MORLEY —



Cross Hall Court

MORLEY

Behind a handsome stone façade and within the characterful setting of Cross Hall Court, this exceptional end townhouse offers a rare opportunity to enjoy contemporary living within a beautifully preserved Victorian landmark. Once a junior school and thoughtfully converted in 2013, the building's rich history remains woven into everyday life through exposed beams, original stonework, soaring ceilings and elegant sliding sash windows.

Where Heritage Meets Modern Living

Perfectly suited to a professional couple or family, the home balances architectural character with practical modern comforts. Across four bedrooms, three bathrooms and two reception rooms, every space has been designed to feel both welcoming and effortlessly functional.

Natural light is a constant presence throughout. Double-height sash windows draw sunshine deep into the interior, illuminating warm timber flooring, neutral finishes and the carefully retained period features that make this home so distinctive. The result is a residence that feels timeless yet entirely suited to modern life.





The Heart Of The Home

At the centre of daily living lies a remarkable open-plan kitchen, dining and living space. Framed by striking double-height windows, this impressive room combines scale and intimacy in equal measure. Sunlight pours through the glass from morning until evening, accentuating the texture of exposed beams and creating an atmosphere that shifts beautifully throughout the day.

Thoughtfully Designed Kitchen

The kitchen has been thoughtfully designed for both entertaining and everyday family life. Cream cabinetry is paired with wooden worktops, while integrated appliances include an induction hob, oven, grill, dishwasher, washing machine, wine fridge and under-counter fridge and freezer. A breakfast bar creates an informal gathering point for morning coffee, after-school conversations or relaxed dinners with friends.



“There’s space for everyone but it always feels connected. We can be cooking, working and playing all at once, yet still together.”



Great Spaces for Entertaining

The living and dining areas flow seamlessly together, offering generous space for entertaining while maintaining a sense of warmth and connection. Whether hosting guests beneath the dramatic windows or enjoying a quiet evening at home, the room adapts effortlessly to every occasion.

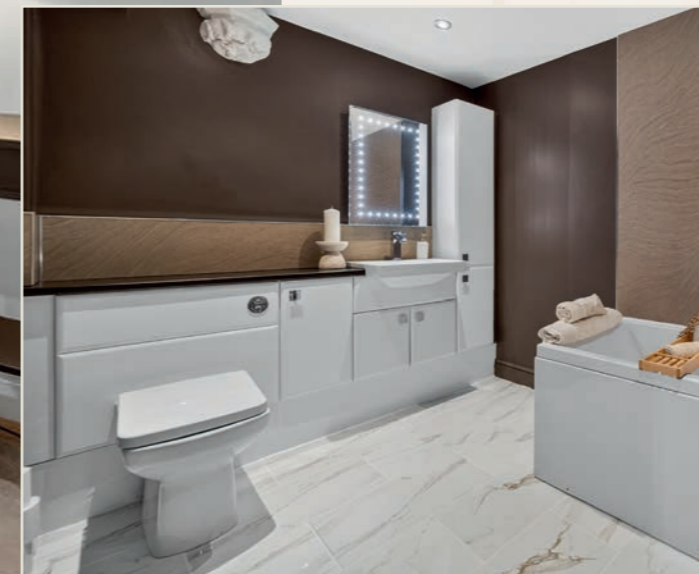


Elevated Living

Beyond the principal living space, an additional reception room occupies an elevated position overlooking the kitchen below. Extending across the full width of the home, this versatile room is filled with natural light and framed by exposed beams and high ceilings. It serves equally well as a snug, home office or reading room, providing valuable flexibility for modern lifestyles.



“The principal suite has always felt like our own private retreat. It’s peaceful, bright and wonderfully separate from the rest of the home.”



A Peaceful Principal Suite

The principal bedroom occupies a particularly tranquil position on the ground floor. Generously proportioned and overlooking the garden, it offers a calm retreat from the rhythm of daily life. Soft natural light filters through the windows, while the spacious layout allows ample room for wardrobes and additional furniture.

Its en-suite bathroom has been thoughtfully appointed with a bath, shower attachment and fitted storage, creating a comfortable and private sanctuary.

A second ground-floor bedroom offers excellent versatility and would work beautifully as a nursery, dressing room or home office. A stylish family bathroom with a walk-in shower serves this part of the home.

Character and Comfort Above

The first floor continues the home's blend of heritage and contemporary living. Here, two further double bedrooms enjoy impressive proportions, vaulted ceilings and beautifully exposed beams that celebrate the building's Victorian origins.

One bedroom overlooks the side aspect, while the larger of the two benefits from views across the garden and dual aspects that enhance the sense of space and light. Original stone details provide further character, creating rooms that feel both distinctive and inviting.





Rest and Refresh

A further family bathroom serves the first floor, finished with tiled walls and flooring and featuring a bath with shower attachment. Exposed structural beams remain proudly visible, adding warmth and authenticity to the space.

Throughout the upper level, the combination of height, light and architectural detail creates an atmosphere that is increasingly difficult to find in modern homes.

“The garden has been such a lovely extension of the home. It’s somewhere to enjoy a morning coffee, watch the children play and unwind at the end of the day.”

A Welcoming Setting

Outside, a stone pathway leads through the front garden to the entrance, creating an attractive approach that reflects the home’s historic character. The garden provides a charming outdoor space to enjoy warmer months and offers an appealing balance between manageability and enjoyment.

Private electric gates provide access to the residents’ car park, where two allocated parking spaces are reserved for the home, alongside an additional shared disabled parking space.



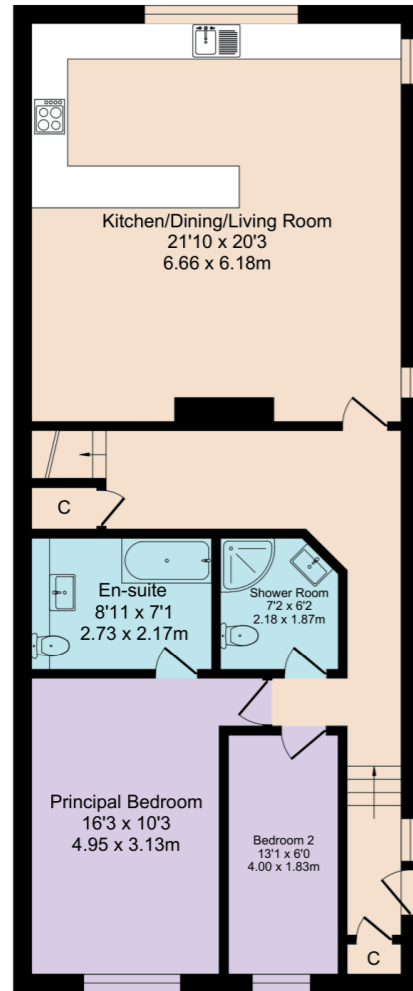
FINER DETAILS

- Converted former Victorian school with original features
- 4 double bedrooms
- 3 bathrooms
- Open plan living kitchen dining area
- Spacious living room overlooking kitchen
- Secure gated entrance & allocated parking for 2 cars
- Front lawned garden & rear courtyard
- Great location for schools, amenities & commuting
- Freehold (nominal annual charge for electric gates)
- Mains services

Connected Yet Distinctive

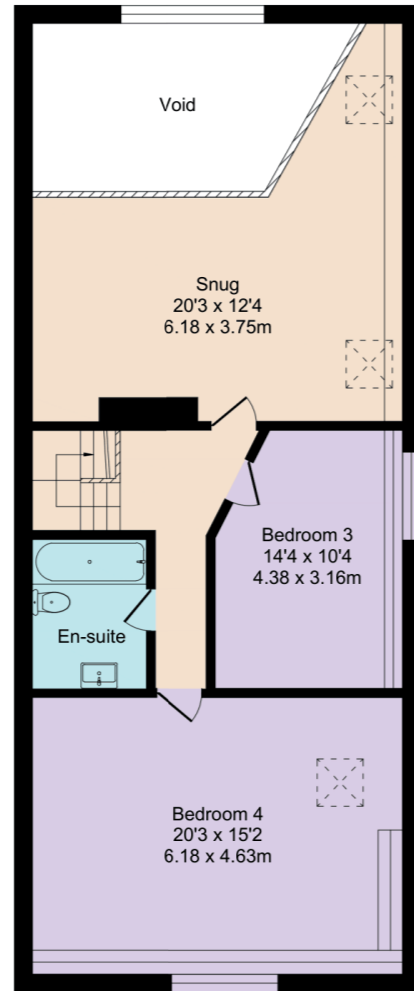
Cross Hall Court occupies a highly convenient setting, offering easy access to well-regarded schools, everyday amenities and regular transport links. For those commuting into Leeds, the location provides excellent connectivity while retaining a strong sense of community and character.

Combining the grandeur of a Victorian school conversion with the ease of contemporary living, this remarkable home offers something genuinely special. Rich in history, filled with natural light and thoughtfully designed for modern life, it is a residence that invites its next owners to become part of its continuing story.



Ground Floor

Approx. Floor Area 1062 Sq.Ft (98.7 Sq.M.)



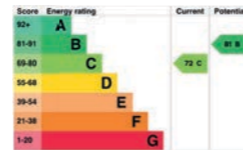
First Floor

Approx. Floor Area 915 Sq.Ft (85.0 Sq.M.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



MILK:
Asda Superstore
(2 min drive or 7 min walk)



CHEMIST:
Morley Pharmacy (2 min drive or 13 min walk)



GYM:
Morley Leisure Centre
(3 min drive or 15 min walk)



WALK:
Howley Hall Golf Course (5 min drive or 24 min walk), Birkby Brow Wood (5 min drive or 35 min walk)



TAKEAWAYS:
Morley Chinese Takeaway (1 min walk), Nat's Pad Thai (7 min drive or 16 min walk)



PLACES TO EAT:
Amici Bistro & Caffe or Lime Tree Bistro (both 4 min drive or 18 min walk)



PUB:
The Needless Inn (3 min drive or 23 min walk)



PUBLIC TRANSPORT:
Bus: Services run from directly outside to Morley, Birstall, Leeds. Train: Morley Station (6 min drive) to Leeds and Huddersfield



POI:
White Rose Shopping Centre (9 min drive), Birstall Shopping Park (9 min drive)



LOCAL SCHOOLS:
Fountain Primary School (1 min walk), The Morley Academy (2 min drive or 9 min walk)



Cross Hall Court

MORLEY

1 Cross Hall Court, Morley, Leeds, LS27 0FG

presented by



WHAT3WORDS: [soft.traps.last](https://www.what3words.com/soft.traps.last)

To view Cross Hall Court
Call: 0113 4601827
WhatsApp: 07398 748511
Email: hello@mrandsrchild.com