



Shire Road, Morley Leeds LS27 0BF

welcome to

Shire Road, Morley Leeds

PERFECT FTB/YOUNG FAMILY HOME, THREE bedroom SEMI DETACHED, situated within close proximity to Morley Town Centre and having a DOWNSTAIRS WC, LIVING ROOM, KITCHEN, master bedroom having a storage room (which could be converted to an ensuite) HOUSE BATHROOM, PARKING and ENCLOSED REAR GARDEN.

Entrance Hall

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing with under stairs storage. Access into the downstairs WC, kitchen and living room.

Downstairs Wc

Having a low level flush WC, wash hand basin, gas central heating radiator.

Kitchen

13' 2" x 8' 1" (4.01m x 2.46m)

Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a washing machine, tumble dryer and fridge freezer. Electric heater, part tiled wall, tiled flooring and uPVC double glazed window to the front.

Living Room

12' x 14' 9" (3.66m x 4.50m)

uPVC double glazed window to the side, gas central heating radiator, uPVC double glazed sliding doors to the rear.

First Floor Landing

Loft access which is partially boarded. Access to all three bedrooms and the house bathroom.

Bedroom One

11' 8" x 9' (3.56m x 2.74m)

uPVC double window to the front, gas central heating radiator, built-in wardrobes and access into a storage room (which could be converted into an ensuite.)

Storage Room

uPVC double glazed window, gas central heating

radiator, storage cupboard. (Could be converted into an ensuite with the necessary consent.)

Bedroom Two

9' 5" x 8' 5" (2.87m x 2.57m)

uPVC double glazed window to the rear, gas central heating radiator.

Bedroom Three

9' 5" x 6' (2.87m x 1.83m)

uPVC double glazed window to the rear, gas central heating radiator.

House Bathroom

A three piece bathroom suite comprising of bath with taps and electric shower over, low level flush WC, wash hand basin, tiled walls, chrome heated towel rail, uPVC double glazed window to the side.

Exterior

Parking to the front for two cars and to the rear is an enclosed paved and graveled garden with a garden shed and having fence boundaries.





view this property online williamhbrown.co.uk/Property/MLY111192



welcome to

Shire Road, Morley Leeds

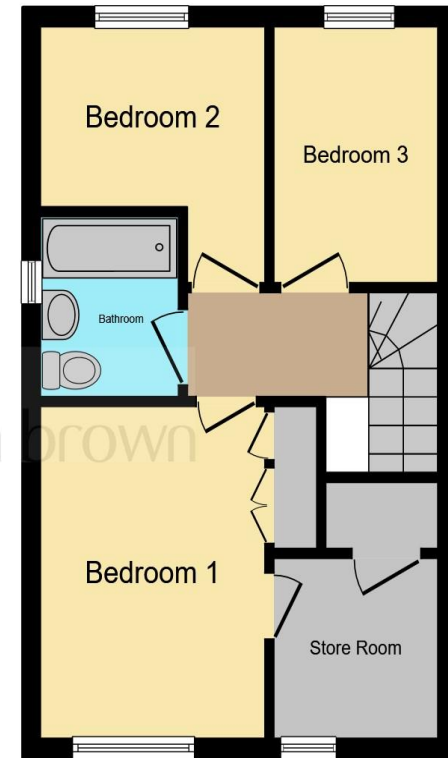
- Three bedroom semi detached accommodation
- Perfect FTB/family home
- Downstairs WC
- Enclosed paved garden
- Parking for two cars

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

offers over
£210,000



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

view this property online williamhbrown.co.uk/Property/MLY111192



Property Ref:
MLY111192 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



0113 253 7100



morley@williamhbrown.co.uk



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



williamhbrown.co.uk