



12 Winterbourne Avenue, Morley

Leeds

Offers in Region of £325,000

A well-presented three-bedroom home offering bright, spacious and practical accommodation throughout. The entrance hall leads to a light-filled living room with feature bay window, wooden shutters and character log wall, with glazed double doors opening into the impressive kitchen diner.

The modern fitted kitchen includes integrated appliances, generous worktop space and a boiling water tap, while the adjoining dining area enjoys excellent natural light and direct access to the rear garden. A separate utility room provides additional storage, appliance space and side access.

Upstairs are two generous double bedrooms with fitted wardrobes, a versatile third bedroom currently used as a home office, and a modern three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a garage with power and lighting, and an attractive low-maintenance rear garden with decking, paved seating areas and artificial lawn—ideal for relaxing and entertaining.

Council Tax band: B

Tenure: Freehold

- 3 Good sized Bedrooms
- Extended Fitted Kitchen
- Great Location
- Internal Viewings Recommended







Approx. Gross Internal Floor Area 1,005 sq. ft / 93.34 sq. m

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