





India Cottage Bank Avenue,Morley Leeds LS27 9JD

william h brown

welcome to

India Cottage Bank Avenue, Morley Leeds

India Cottage offers all the charm & history you would expect from a property of this age without many of the traditional drawbacks. Having been extensively modernised & insulated, the property combines the character of a 300-year-old cottage with the comfort, warmth & practicality of a modern home.

Entrance Hall
Composite door to the front, stairs leading to the first floor landing. Doors leading into the living room and bedroom four.

Bedroom Four
Double glazed window to the front, under floor heating, wooden ceiling beams. Doors leading into the ensuite and utility room.

Ensuite
Shower cubicle, low level flush WC, wash hand basin, part tiled walls, gas central heating radiator, under floor heating, door leading to the basement cellar.

Utility Room
Base units incorporating sink and drainer, space for washing machine, under floor heating, double glazed door to the side.

Living Room
Fabulous sized room with double glazed windows to the front, wooden ceiling beams, spot lights, under floor heating, log burner set within the chimney breast with original wooden beam. Door leading through to the kitchen/diner.

Living Kitchen/Diner
Fabulous sized kitchen/diner with a fully fitted Wren kitchen, with a range of wall and base units with Quartz work tops over, incorporating a Belfast Sink, space for a Range Cooker in the stone chimney breast, integrated appliances, spot lights, wooden ceiling beams, under floor heating, four double glazed windows. Space for dining table and sofa, log burner set within the chimney breast with original wooden beam.

First Floor Landing
Access to three bedrooms and house bathroom.

Bedroom One
Double glazed window to the front, gas central heating radiator, wooden ceiling beams, access into the ensuite.

Ensuite
A modern ensuite comprising of a walk-in shower, low level flush WC, wash hand basin, decorative tiled flooring with under floor heating, spot lights, wooden ceiling beam.

Bedroom Two
Double glazed windows to the front and side, gas central heating radiator, wooden ceiling beams.

Bedroom Three
Double glazed window to the front, gas central heating radiator, wooden ceiling beams.

House Bathroom
A traditional bathroom suite comprising of a free standing bath, low level flush WC, wash hand basin, decorative tiled flooring with under floor heating, panelled wall, double glazed window to the side.

Exterior
Lawned garden to the front and side, gated access leading to the cobbled and paved driveway providing ample off street parking.

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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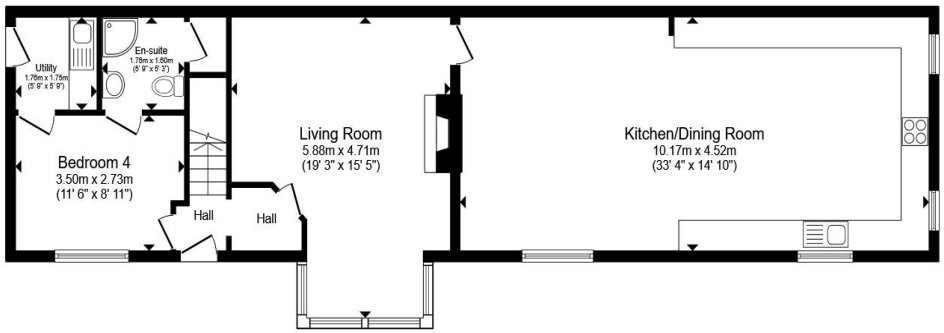
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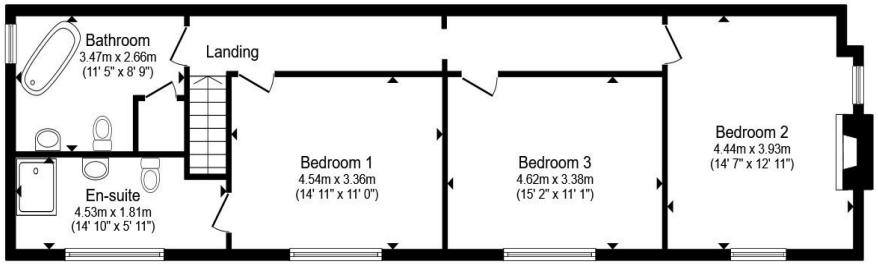
- Four-bedroom detached cottage
- No onward chain
- Refurbished character property with original features
- Parking for 5 cars
- Solar PV battery storage system

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

£450,000



Ground Floor



First Floor

Total floor area 174.8 m² (1,882 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:
MLY111348 - 0005

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