

KATH WELLS

ESTATE AGENTS & VALUERS



2 Scatcherd Lane, Leeds, LS27 9BE

Reduced To £230,000

CHAIN FREE AND OPEN TO OFFERS !!

Reduced to sell

Viewing is highly advised for this THREE BEDROOM SEMI DETACHED situated amidst similar style property in a popular residential area of Morley. This property would make an ideal home for a variety of buyers including a growing family. The property provides spacious accommodation over two floors and benefits from DOUBLE GLAZING, GAS CENTRAL HEATING, GARDENS and OFF STREET PARKING provided by a large DRIVEWAY & Garage. Briefly throughout and to the ground floor the property comprises of an ENTRANCE HALLWAY with stairs rising to the first floor, a good sized LIVING ROOM with ample space for a range of living room furniture, a GREAT SIZED DINING ROOM with plenty of room for a dining table & chairs and a FITTED KITCHEN with a range of fitted wall, drawer & base units. To the first floor there are TWO GOOD SIZED DOUBLE BEDROOMS, a further LARGE SINGLE BEDROOM, a BATHROOM with an electric shower over the bath and a SEPERATE WC.

Externally the property has GARDENS TO THE FRONT & REAR. THE FRONT GARDEN is laid to lawn and fully enclosed, the rear garden also has a good sized lawn, is fully enclosed and is low maintenance. To the side and front of the property, there is a LARGE DRIVEWAY providing OFF STREET PARKING for multiple cars. A GARAGE also provides a useful space for ADDITIONAL PARKING and makes for great outdoor storage. Local amenities are within walking distance. Leeds City centre, the Motorway Networks, Morley Railway Station are a short drive away making this property an ideal purchase for buyers wishing to

GROUND FLOOR:

Entrance Hallway:



Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor accommodation, central heating radiator

Living Room:



Double glazed window, central heating radiator, television point, ample space for a wide range of living room furniture

Dining Room:



Double glazed window, central heating radiator, ample space for a dining table & chairs

Fitted Kitchen:



Double glazed window, rear door giving access to the rear garden, a range of fitted wall, drawer & base units,

work surfaces, electric cooking hob with an extractor fan above, an eye level oven / grill, plumbing for an automatic washing machine, ample space for a fridge / freezer, large storage cupboard

FIRST FLOOR:

Landing:

Double glazed window, access to the first floor accommodation, access to a useful loft space

Bedroom One:



Double glazed window, central heating radiator, built in wardrobes / storage

Bedroom Two:



Double glazed window, central heating radiator, a great sized second bedroom

Bedroom Three:



Double glazed window, central heating radiator

Bathroom:



Double glazed window, a bathroom suite comprising of a panelled bath with an electric shower above, wash basin, central heating radiator, storage cupboard

Separate WC:



Double glazed window, low flush WC

TO THE OUTSIDE:



Gardens:



The front garden is laid to lawn and fully enclosed and has access to a large driveway to the side of the property. The rear garden is also laid to lawn and fully enclosed and is mainly low maintenance.

Driveway / Off Street Parking / Garage:



A large driveway to the side and the front of the property provides very useful parking for multiple family sized cars. A garage provides additional parking and provides a great outdoor storage space.

EPC Link:

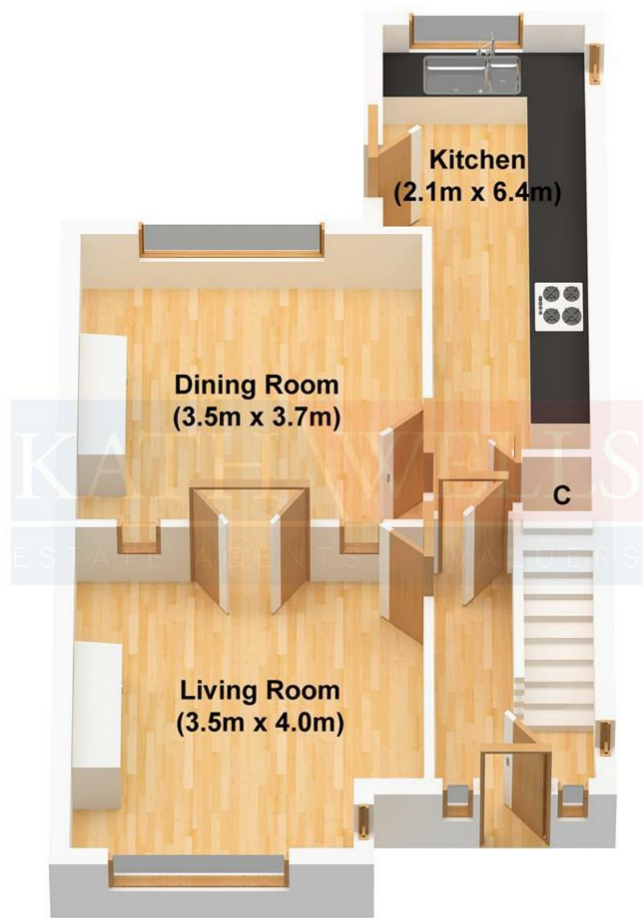
tba

Council Tax Band & EPC Rating:

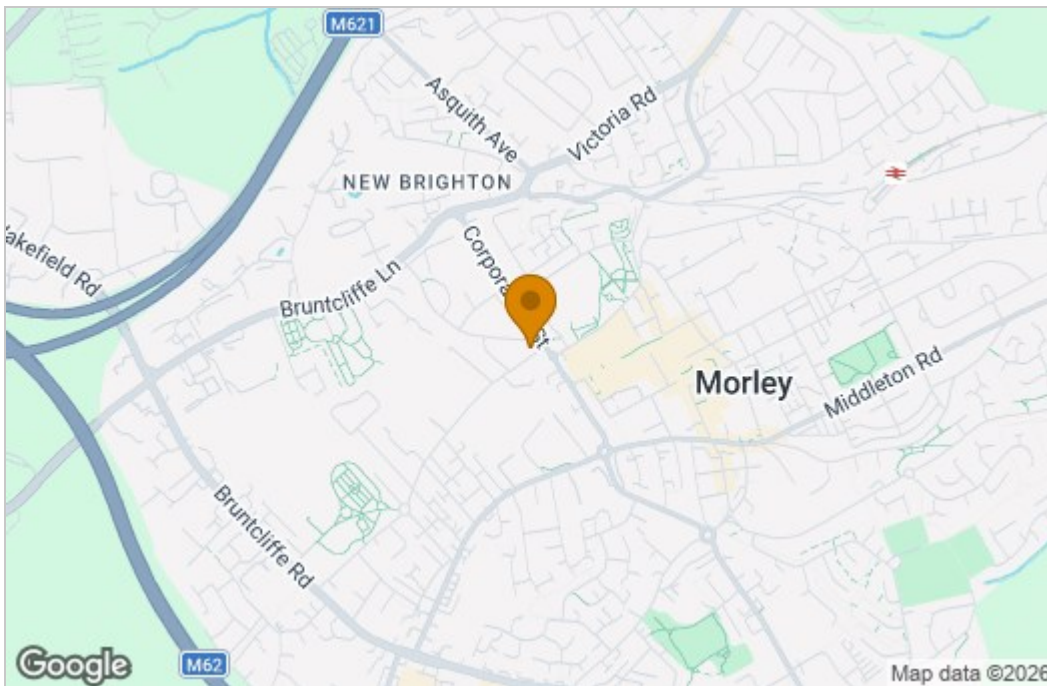
Council tax band: C / EPC Rating: D

Floor Plan

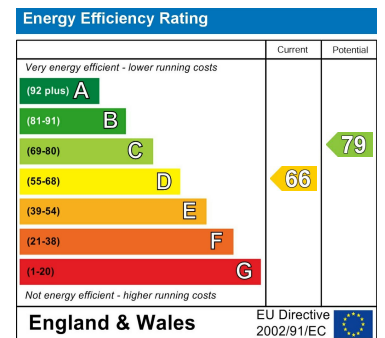
Ground Floor



Area Map



Energy Efficiency Graph



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