



Woodcross Fold, Churwell Leeds LS27 9JR

welcome to

Woodcross Fold, Churwell Leeds

THREE BEDROOM DETACHED FAMILY HOME with a good sized LIVING ROOM and KITCHEN/DINER, THREE first floor BEDROOMS and HOUSE BATHROOM. DRIVEWAY leading to the INTEGRAL GARAGE, LAWNED GARDEN to the front and PAVED and LAWNED GARDEN to the rear. Having good access to motorway links and good schools.

Entrance Hall

Composite door to the front, storage cupboard, stairs leading to the second floor landing and door leading into the living room.

Living Room

Double glazed window to the front, electric fire, gas central heating radiator, door leading into the kitchen/diner.

Kitchen/Diner

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, integrated fridge and freezer, gas central heating boiler, gas central heating radiator, breakfast bar, useful pantry cupboard, uPVC double glazed window and patio doors to the rear and uPVC double glazed door to the side.

First Floor Landing

uPVC double glazed window to the side, airing cupboard, loft access.

Bedroom One

uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

Bedroom Two

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

Bedroom Three

uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

House Bathroom

A three piece bathroom suite comprising of bath with shower over, low level flush WC, wash hand

basin, heated towel rail, tiled walls, uPVC double glazed window to the rear.

Exterior

Lawned garden to the front, spacious driveway to the side leading to the integral garage, providing ample off street parking. To the rear is a paved seating area, outside tap and steps leading to a lawned garden with fence boundaries.





view this property online williamhbrown.co.uk/Property/MLY112055



welcome to

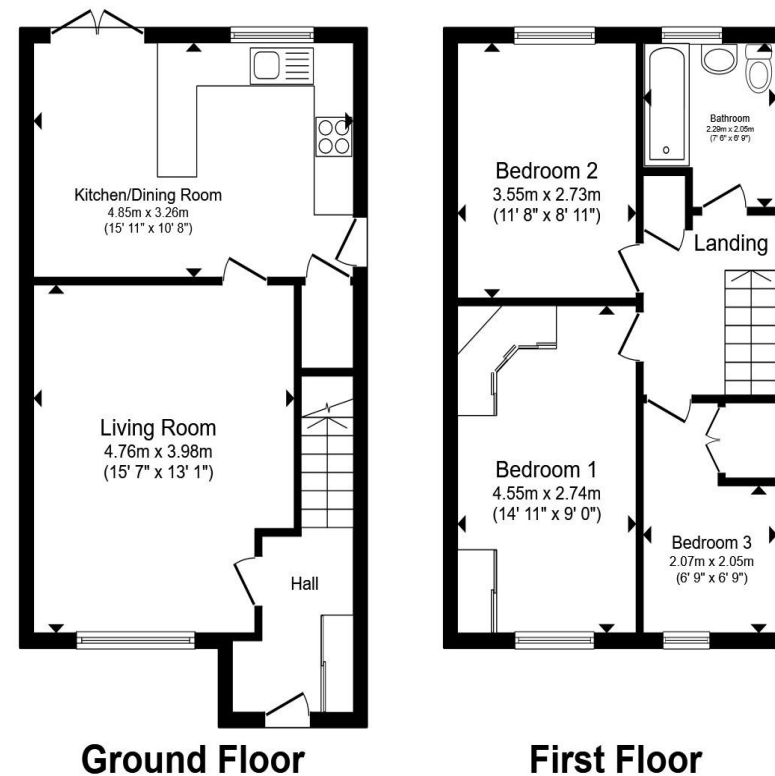
Woodcross Fold, Churwell Leeds

- Three bedroom detached family home
- Driveway and integral garage
- Gardens to front and rear
- Kitchen/diner
- Good access to Morley Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£300,000



Total floor area 82.1 m² (884 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


william
h brown

view this property online williamhbrown.co.uk/Property/MLY112055



Property Ref:
MLY112055 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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