



## 38 Worrall Street

Morley, Leeds, LS27 0PQ

**£273,000**

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\*\*\*NO CHAIN\*\*\*POPULAR AREA OF MORLEY\*\*\*OFFERS CONSIDERED\*\*\*

THREE BEDROOM SEMI-DETACHED \*\*\*TWO RECEPTION ROOMS\*\*MORLEY\*\*\*NO CHAIN

Located in the popular area of Morley is this spacious three bedroom semi-detached property with accommodation which comprises of; entrance hall, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom. Gardens to the front and rear with the rear being enclosed with a patio area.

The location is great for professionals and families, with the beautiful Dartmouth Park and Morley Cricket/Rugby ground virtually on the doorstep, walking distance to Morley town centre, and close to White Rose shopping centre and is an excellent location for those that commute as the M62 and M1 are within easy access.

\*\*\*Contact YORKSHIRE RESIDENTIAL 01274 606167 to arrange a viewing\*\*\*

## Hall

With stairs to first floor accommodation.

## Lounge

14'2" x 12'4" (4.32m x 3.76m)

With feature oak fire surround and multi-fuel effect fire. Radiator.

## Dining Room

13'5" x 9'5" (4.09m x 2.87m)

Access to the rear. Radiator.

## Kitchen

9'11" x 8'1" (3.02m x 2.46m)

With a range of wall & base units with integral double oven, gas hob with extractor hood and space for dishwasher and washing machine. Radiator.

## First Floor Landing

### Bedroom 1

14'2" x 12'5" (4.32m x 3.78m)

Radiator.

### Bedroom 2

13'1" x 8'5" (3.99m x 2.57m)

Radiator.

### Bedroom 3

9'2" x 8'2" (2.79m x 2.49m)

Radiator.

## House Bathroom

Three piece white modern suite comprising low level wc, wash hand basin and panelled bath. Heated towel radiator.

## Exterior

To the front of the property is a paved garden with flower borders and to the rear is an enclosed garden with flagged patio area.



## Road Map



## Hybrid Map



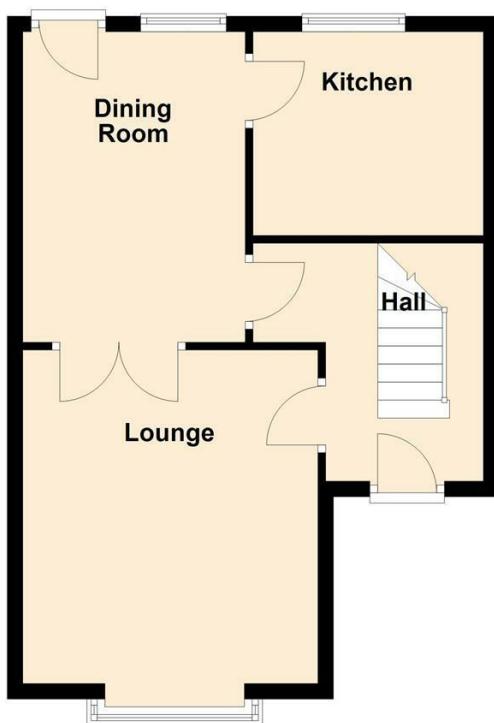
## Terrain Map



## Floor Plan

### Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



### First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)

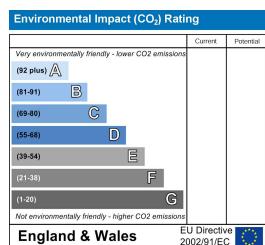
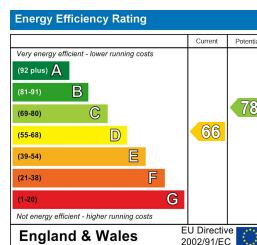


Total area: approx. 90.1 sq. metres (969.9 sq. feet)

## Viewing

Please contact our Cleckheaton Office on 01924 501333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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