



**King George Croft, Morley Leeds LS27 8LJ**

**welcome to**

## **King George Croft, Morley Leeds**

FOUR bedroom DETACHED FAMILY HOME, NO ONWARD CHAIN, OPEN PLAN KITCHEN/DINER/LIVING ROOM, second LIVING ROOM, DOWNSTAIRS WC, ENSUITE to master bedroom, FAMILY BATHROOM, DRIVEWAY providing ample off street parking, DETACHED GARAGE, ENCLOSED LAWNED and PAVED GARDEN to the rear.

### **Entrance Hall**

Door to the front, gas central heating radiator, stairs leading to the first floor landing and door leading into the living room.

### **Downstairs Wc**

Having a low level flush WC, wash hand basin, tiled flooring, uPVC double glazed window.

### **Living Room**

12' 6" x 12' 2" ( 3.81m x 3.71m )  
uPVC double glazed bay window to the front, two gas central heating radiators, open access into the kitchen/diner.

### **Kitchen/Diner**

12' x 15' 7" ( 3.66m x 4.75m )  
Has a fully fitted kitchen with a range of wall and base units with complementary work surfaces over, incorporating sink and drainer, integrated oven, gas hob, space for a washing machine and fridge freezer, two gas central heating radiators, breakfast bar, uPVC double glazed window to the rear, uPVC double glazed door to the side and uPVC double glazed French doors leading out to the rear garden.

### **Second Living Room**

18' 2" x 11' 8" ( 5.54m x 3.56m )  
uPVC double glazed window to the front, uPVC double glazed stained glass window to the rear, gas fire, two gas central heating radiators, uPVC double glazed French doors leading out to the garden.

### **First Floor Landing**

Stain glassed window, gas central heating radiator, airing cupboard, loft access. Access to all four bedrooms and the family bathroom.

### **Bedroom One**

11' 10" to wardrobe x 10' 6" ( 3.61m to wardrobe x 3.20m )  
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes and access into the ensuite.

### **Ensuite**

Having a shower cubicle, two wash hand basins, low level flush WC, heated towel rail, uPVC double glazed window to the rear.

### **Bedroom Two**

9' 3" x 11' 8" ( 2.82m x 3.56m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

7' 11" x 9' 4" ( 2.41m x 2.84m )  
uPVC double glazed window to the front, gas central heating radiator.

### **Bedroom Four**

8' 7" x 9' 8" to wardrobe ( 2.62m x 2.95m to wardrobe )  
uPVC double glazed window to the front, gas central heating radiator.

### **Family Bathroom**

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, chrome heated towel rail, tiled walls to all visible areas, uPVC double glazed window to the front.

### **Exterior**

Driveway to the side, providing ample parking with gated access leading to the detached garage, lawned garden to the front and to the rear is a lawned garden with paved patio areas and having wall and fence boundaries, perfect space for all the family to enjoy.



## Garage

17' x 9' 2" ( 5.18m x 2.79m )

Up and over door to the front, uPVC double glazed door to the side.



**view this property online** [williamhbrown.co.uk/Property/MLY111164](http://williamhbrown.co.uk/Property/MLY111164)



welcome to

## King George Croft, Morley Leeds

- Four bedroom detached family home
- Open plan kitchen/diner/living room
- Second living room
- Downstairs WC & Ensuite facilities
- Enclosed rear lawned garden

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

offers over  
**£375,000**



Ground Floor



First Floor

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.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/MLY111164](http://williamhbrown.co.uk/Property/MLY111164)



Property Ref:  
MLY111164 - 0004

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**0113 253 7100**



[Morley@williamhbrown.co.uk](mailto:Morley@williamhbrown.co.uk)



80 Queen Street, Morley, LEEDS, West  
Yorkshire, LS27 9BP



[williamhbrown.co.uk](http://williamhbrown.co.uk)