



**Moorhead Gildersome Lane, Morley Leeds LS27 7BB**

welcome to

## **Moorhead Gildersome Lane, Morley Leeds**

FABULOUS THREE BEDROOM END THROUGH TERRACE, COSY LIVING ROOM with LOG BURNER, GALLEY KITCHEN, BASEMENT CELLAR, MODERN HOUSE BATHROOM, DECKED and PAVED GARDEN to the rear with VIEWS overlooking fields. Close to local amenities and good access to motorway links.

### **Entrance Hall**

Composite door to the front, gas central heating radiator, stairs leading to the first floor landing and access through to the living room.

### **Living Room**

16' x 14' 9" ( 4.88m x 4.50m )  
uPVC double glazed window to the front, gas central heating radiator, multi-fuel log burner set within the chimney breast, stairs leading to the basement cellar. Door leading through to the kitchen.

### **Basement Cellar**

Two rooms ideal for storage.

### **Kitchen**

7' x 17' 3" ( 2.13m x 5.26m )  
A fully fitted galley kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, Range cooker, tiled splashback, space for a washing machine, tumble dryer and fridge freezer, gas central heating radiator, gas central heating boiler, uPVC double glazed window to the rear, uPVC double glazed door to the rear.

### **First Floor Landing**

Loft access with pull down ladder. Access to all three bedrooms and house bathroom.

### **Bedroom One**

12' 11" x 10' 5" ( 3.94m x 3.17m )  
uPVC double glazed window to the front, fitted wardrobes, gas central heating radiator.

### **Bedroom Two**

7' x 10' 5" ( 2.13m x 3.17m )  
uPVC double glazed window to the rear, gas central heating radiator.

### **Bedroom Three**

10' 2" x 7' 1" ( 3.10m x 2.16m )  
uPVC double glazed window to the front, gas central heating radiator, storage cupboard.

### **House Bathroom**

A modern bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin with vanity unit, part tiled walls, heated towel rail, uPVC double glazed window to the rear.

### **Exterior**

Driveway to the side and to the rear is a decked area with steps leading down to a paved garden with views over looking fields.





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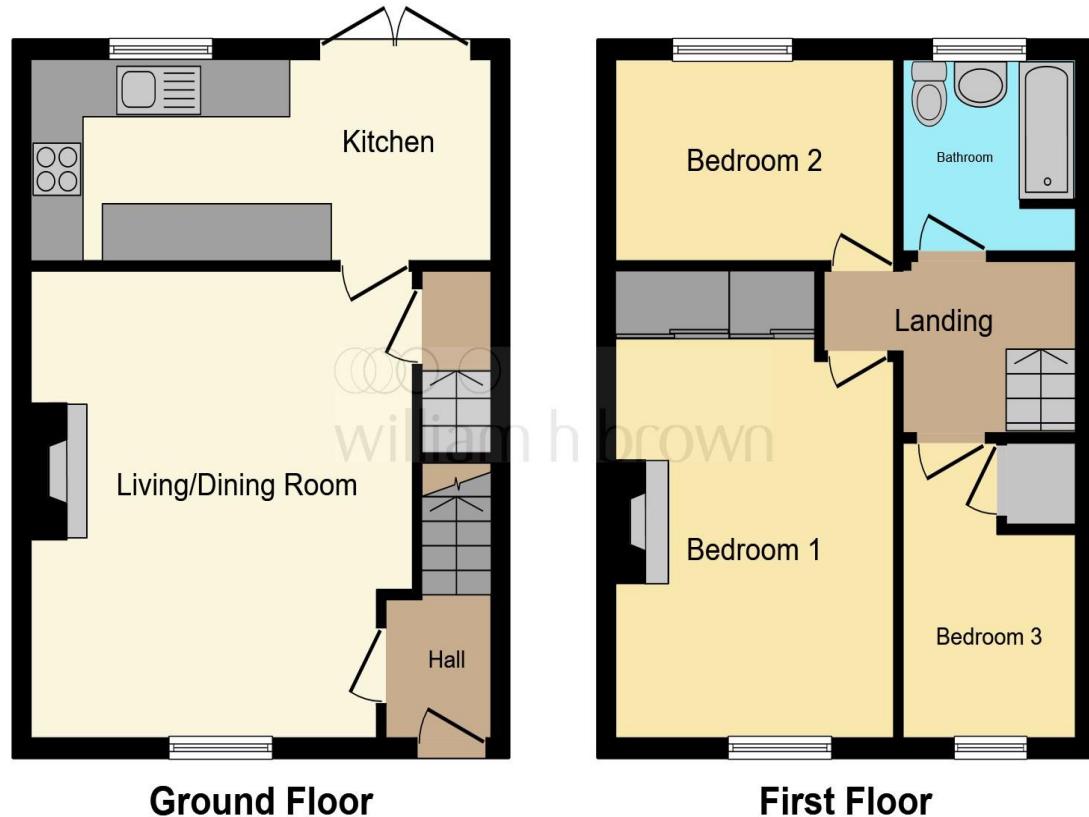
- Three bedroom end through terrace accommodation
- Situated in Gildersome Village
- Perfect FTB/young family
- Driveway to the side
- Decked and paved garden to the rear

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£230,000**



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)

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**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)