





Topcliffe Lane,Morley Leeds LS27 0HL

william h brown

welcome to

Topcliffe Lane, Morley Leeds

THREE BEDROOM SEMI DETACHED, PERFECT FTB/YOUNG FAMILY HOME, COSY LIVING ROOM, KITCHEN/DINER with patio doors leading out to the rear garden, THREE BEDROOMS and HOUSE BATHROOM. DRIVEWAY and ENCLOSED easy to maintain REAR GARDEN.

Entrance Porch
Door to the front, Oak door leading into the living room.

Living Room
uPVC double glazed bay window to the front, brick chimney breast with space for a fire.

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, integral dishwasher and microwave, breakfast bar, gas central heating radiator, large useful pantry cupboard, uPVC double glazed window to the side and uPVC double glazed patio doors leading out to the rear garden.

First Floor Landing
uPVC double glazed window to the side, gas central heating radiator.

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

Bedroom Two
uPVC double glazed window to the rear, gas central heating radiator, fitted wardrobes.

Bedroom Three
uPVC double glazed window to the front, gas central heating radiator.

House Bathroom
A three piece bathroom suite comprising of a bath with shower over, low level flush WC, wash hand basin, chrome heated towel rail, uPVC double glazed window to the side.

Exterior
Block paved driveway to the front providing off street parking and to the is an enclosed garden with artificial grass and decked seating area with fence boundaries.

Agents Note:
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









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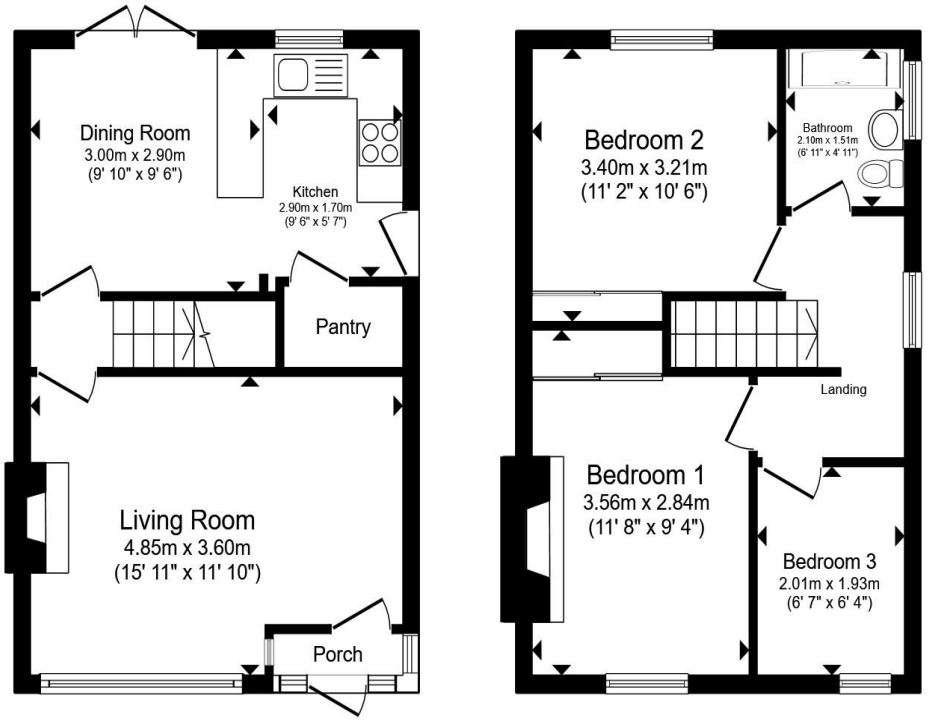
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Topcliffe Lane, Morley Leeds

- Three bedroom semi detached accommodation
- Kitchen/diner with patio doors
- Cosy living room
- Driveway providing ample parking
- Enclosed rear garden

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

£260,000



Total floor area 72.7 m² (782 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

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The Property Ombudsman

Property Ref:
MLY112277 - 0002

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