



The Knowle Wide Lane, Morley Leeds LS27 8DB

welcome to

The Knowle Wide Lane, Morley Leeds

PERIOD SEVEN bedroom DETACHED FAMILY HOME with GATED ENTRANCE, AMPLE PARKING, DOUBLE GARAGE and ENCLOSED LAWNED GARDEN. The property benefits from a SPACIOUS FORMAL DINING ROOM, TWO RECEPTION ROOMS, MODERN KITCHEN, UTILITY and GROUND FLOOR BEDROOM with ENSUITE.

Lower Ground Floor Cellars

Both cellar rooms are carpeted and could be used as further reception rooms, games rooms or offices both having double glazed windows.

Wc

Having a low level flush WC, wash hand basin, gas central heating radiator and window to the rear.

Ground Floor Entrance Porch

Solid wood double glazed door to the front and French doors leading into the hallway.

Entrance Hallway

A spacious entrance hall with grand staircase leading to the first floor landing, high ceilings, coving, two central heating radiators. Access to the downstairs WC, reception room one and two and the formal dining room.

Reception Room One

17' 7" x 16' 4" into recess (5.36m x 4.98m into recess) Double glazed windows to the front and side, gas feature fire with surround and hearth and open access through to reception room two.

Reception Room Two

17' 11" x 15' 9" into recess (5.46m x 4.80m into recess) Double glazed window to the rear and side, gas feature fire with surround and hearth, open access with reception room one.

Downstairs Wc

Having a low level flush WC, wash hand basin, chrome heated towel rail.

Dining Room

15' 11" plus bay x 16' 5" (4.85m plus bay x 5.00m) Double glazed bay window to the front, double glazed window to the side, log fire, French doors leading through to the kitchen.

Kitchen

19' 8" x 16' 6" MAX (5.99m x 5.03m MAX) Having a fully fitted modern kitchen with an array of white gloss wall and base units with complementary work surfaces over, incorporating two sinks, hot water tap, three integrated ovens, induction hob, extractor fan, integrated fridge, dishwasher and freezer, gas central heating radiator, tiled floor with under floor heating, double glazed window, stairs leading to the lower ground, access to the utility/prep kitchen and access into the family dining/snug room.

Utility/Prep Kitchen

Base units with sink and drainer, integrated fridge, gas hob, space for washing machine and tumble dryer, cupboard housing the gas central heating boiler, double glazed window and Composite double glazed door to the front.

Family Dining/Snug

11' 4" x 19' 4" (3.45m x 5.89m) Two double glazed skylights, French doors leading to the side and door leading through to the granny annex with ensuite.

Ground Floor Bedroom

11' x 24' 6" (3.35m x 7.47m) Double glazed window, French doors leading to the side, loft access and access through to the ensuite.

Ensuite

Having a shower cubicle, low level flush WC, wash





hand basin, chrome heated towel rail, double glazed window to the side.

First Floor Landing

Spacious landing having loft access, double glazed window to the rear. Access to four bedrooms and the house bathroom and stairs leading to the second floor.

Bedroom One

16' 6" x 16' 7" (5.03m x 5.05m)
Double glazed windows to the front, gas central heating radiator, gas feature fire, fitted wardrobes and access into the ensuite.

Ensuite

A good sized four piece ensuite comprising of bath with taps, shower cubicle, low level flush WC, two wash hand basins, storage cupboards, double glazed windows to the side and rear.

Bedroom Two

16' 1" x 15' 3" into recess (4.90m x 4.65m into recess)
Double glazed windows to the front and side, gas central heating radiator.

Ensuite

Having a shower cubicle, low level flush WC, wash hand basin, gas central heating radiator and double glazed window to the side.

Bedroom Three

15' 3" x 15' 10" (4.65m x 4.83m)
Double glazed windows to the side and rear, gas central heating radiator, fitted wardrobes.

Bedroom Four

11' 11" x 9' 7" (3.63m x 2.92m)
Double glazed window to the front, gas central heating radiator, fitted wardrobes.

House Bathroom

Having a shower cubicle, low level flush WC, wash

hand basin, chrome heated towel rail, double glazed window to the rear.

Second Floor Landing

Access to bedrooms five and six and further house bathroom.

Bedroom Five

14' 11" plus recess x 25' 1" MAX (4.55m plus recess x 7.65m MAX)
uPVC double glazed window to the front, double glazed skylight, gas central heating radiator, eaves storage and access to walk-in wardrobe/storage room having a double glazed window to the front.

Bedroom Six

25' 4" x 14' 8" (7.72m x 4.47m)
Wooden double glazed window to the rear, double glazed skylight, eaves storage, gas central heating radiator, storage cupboard.

House Bathroom

A three piece bathroom suite comprising of bath with taps and shower over, low level flush WC, wash hand basin, double glazed skylight to the rear.

Exterior

Electric gates to the front, allowing access to the paved driveway providing ample off road parking, double garage and an enclosed lawned garden with hedge and wall boundaries and mature plants, trees and shrubs and steps leading up to the patio area with grand entrance to the property. The property is fitted with security cameras.

Double Garage

Electric doors with power and light.



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The Knowle Wide Lane, Morley Leeds

- Seven bedroom character detached home
- Gated entrance & driveway providing ample parking
- Ground floor bedroom with ensuite
- Three reception rooms & snug
- Double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers over

£850,000



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Property Ref:
MLY110941 - 0003

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