



**Wesley Street, Morley Leeds LS27 9ED**

**welcome to**

## **Wesley Street, Morley Leeds**

FOUR BEDROOM MID THROUGH TERRACE, SET OVER FOUR FLOORS, CLOSE PROXIMITY to MORLEY TOWN CENTRE, KITCHEN/DINER, LIVING ROOM, two first floor bedrooms and HOUSE BATHROOM, two further second floor bedrooms. ENCLOSED LAWNED REAR GARDEN.

### **Entrance Hall**

uPVC double glazed door to the front, gas central heating radiator, stairs leading to the first floor landing.

### **Living Room**

14' MAX x 11' 1" MAX ( 4.27m MAX x 3.38m MAX )

uPVC double glazed window to the front, gas central heating radiator and fireplace.

### **Kitchen**

13' 11" x 11' 10" ( 4.24m x 3.61m )

Has a fully fitted kitchen with a range of wall and base mounted units with complementary work surfaces over, incorporating sink and drainer, electric oven, gas hob, space for a washing machine and fridge freezer, gas central heating radiator, uPVC double glazed window and door to the rear. Stairs leading to the basement cellar and stairs to the first floor landing.

### **Basement Cellar**

Ideal for storage.

### **First Floor Landing**

uPVC double glazed window to the rear. Access to bedrooms three and four and the house bathroom. Stairs leading to the second floor.

### **Bedroom Three**

13' 10" x 10' ( 4.22m x 3.05m )

uPVC double glazed window to the front, gas central heating radiator and built-in storage cupboard.

### **Bedroom Four**

9' 2" x 11' 3" MAX ( 2.79m x 3.43m MAX )

uPVC double glazed window to the rear, gas central heating radiator and built-in storage cupboard.

### **House Bathroom**

A four piece bathroom suite comprising of walk-in shower, bath with taps and hand held shower, wash hand basin, low level flush WC, tiled floor and walls, chrome heated towel rail, uPVC double glazed window to the front.

### **Second Floor**

Access to bedrooms one and two.

### **Bedroom One**

13' 11" x 15' ( 4.24m x 4.57m )

uPVC double glazed window to the front and gas central heating radiator.

### **Bedroom Two**

13' 11" x 14' 11" ( 4.24m x 4.55m )

uPVC double glazed window to the rear and gas central heating radiator.

### **Exterior**

Lawned garden to the rear with paved area,





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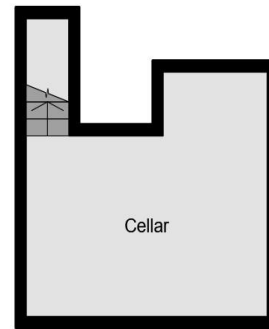
welcome to

## Wesley Street, Morley Leeds

- Four bedroom mid through terrace
- Close proximity to Morley Town Centre
- Spacious rooms throughout
- Set over four floors
- Enclosed rear garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£230,000**



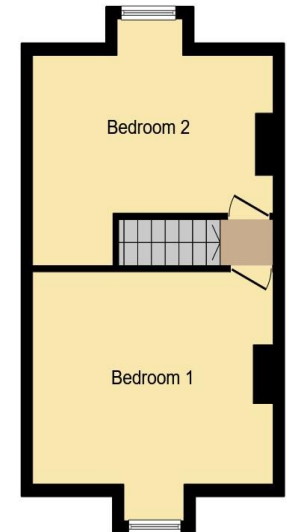
Cellar



Ground Floor



First Floor



Second 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)

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Property Ref:  
MLY111484 - 0004

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