



11 School Street, Churwell, Morley, LS27 7SQ

Ideally situated in a highly popular residential area this three-bedroom end-terrace house is beautifully presented and tastefully decorated throughout. Having a private rear garden, garage and off-street parking a viewing is essential to fully appreciate everything this fabulous property has to offer.

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Guide Price: £225,000

General Remarks

This three-bedroom end-terrace house would be ideal for first-time buyers or growing families, situated in the highly popular area of Churwell an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hall with stairs to the first floor, spacious living room with a feature bay window to the front and is open plan to the dining room which has sliding doors to the conservatory, understairs storage space and a kitchen which overlooks the rear garden.

The kitchen has fitted wall and base units, ample worktop space and integrated appliances include - induction hob, oven and fridge. Plumbing is in place for a washing machine and there is ample space for a freezer.

On the first floor there are three bedrooms, two of them have either fitted or built-in wardrobes. The family bathroom is fully tiled and has a modern, three-piece suite comprising; - bath with electric shower over, shower screen, WC and wash basin. The landing has an airing

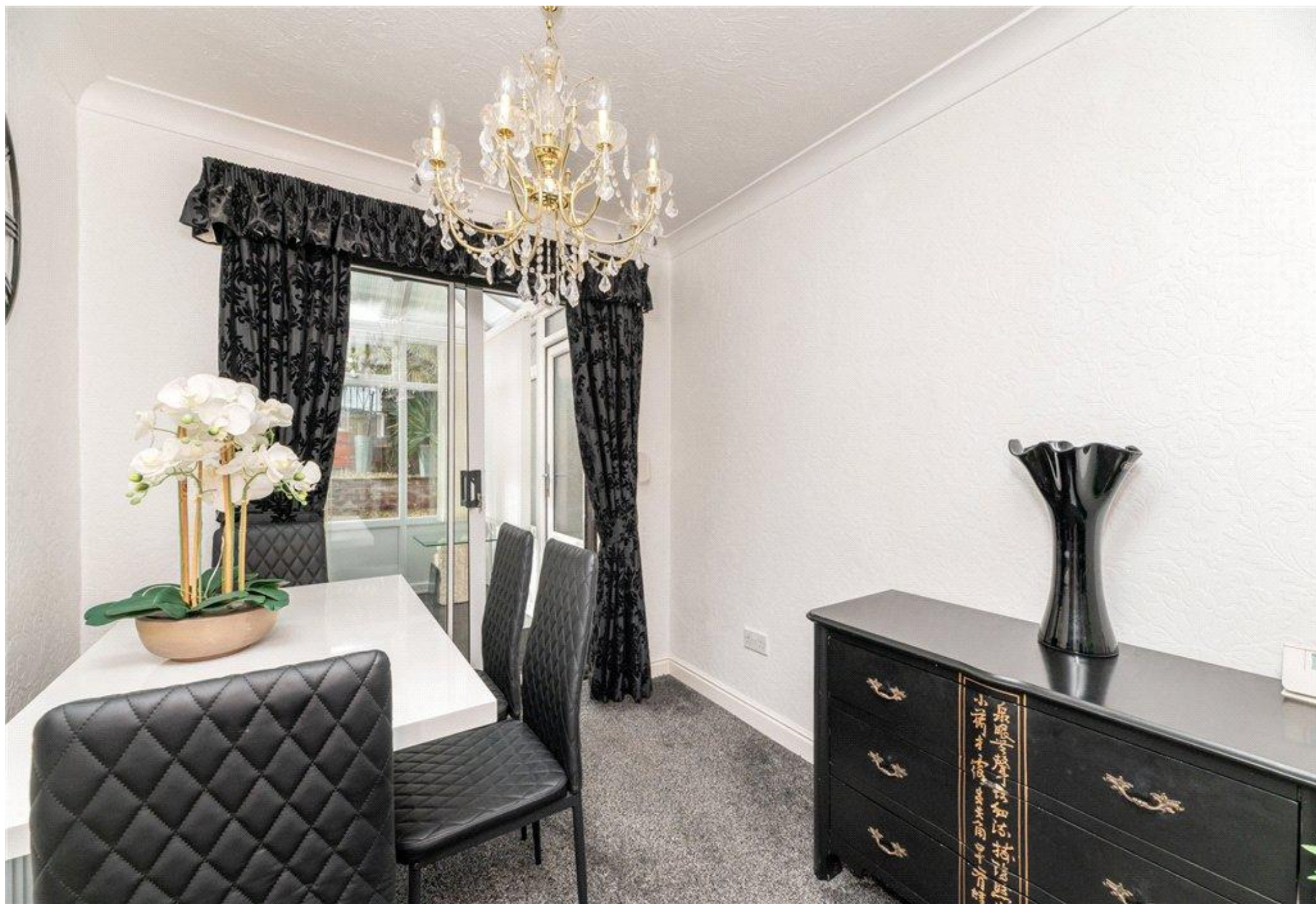


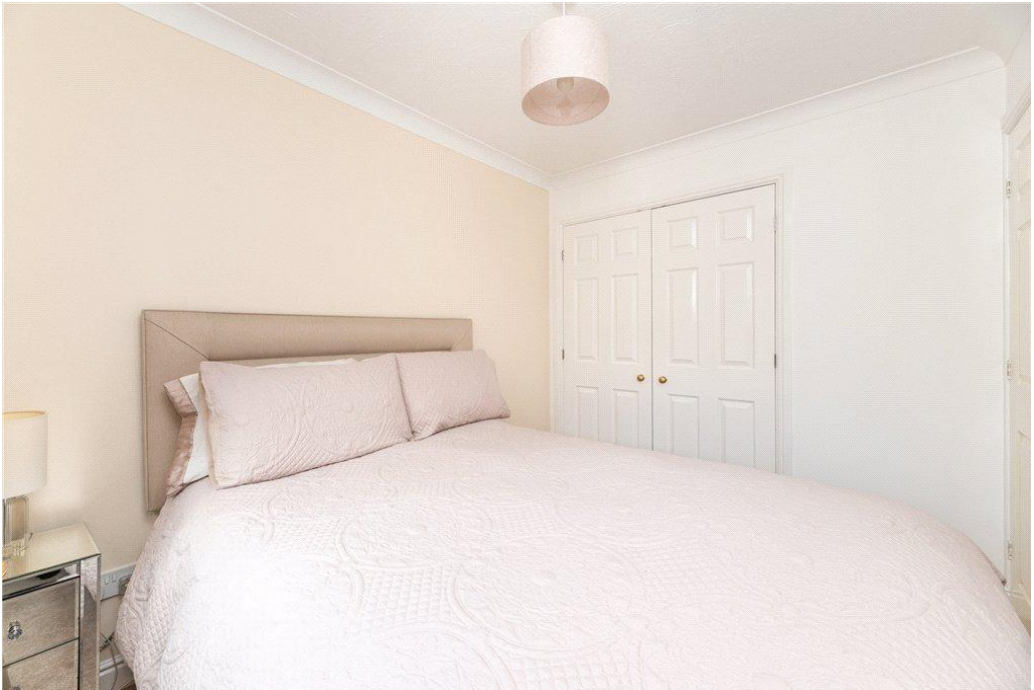
cupboard and provides access to a part-boarded loft which offers a useful additional storage space.

Externally, the property has low maintenance front and rear gardens, the latter arranged over various levels and enjoying a high degree of privacy it is the ideal space for relaxing or enjoying a barbecue. Completing the property is a single garage which has fitted light, power, electric door and off-street parking in front of it.

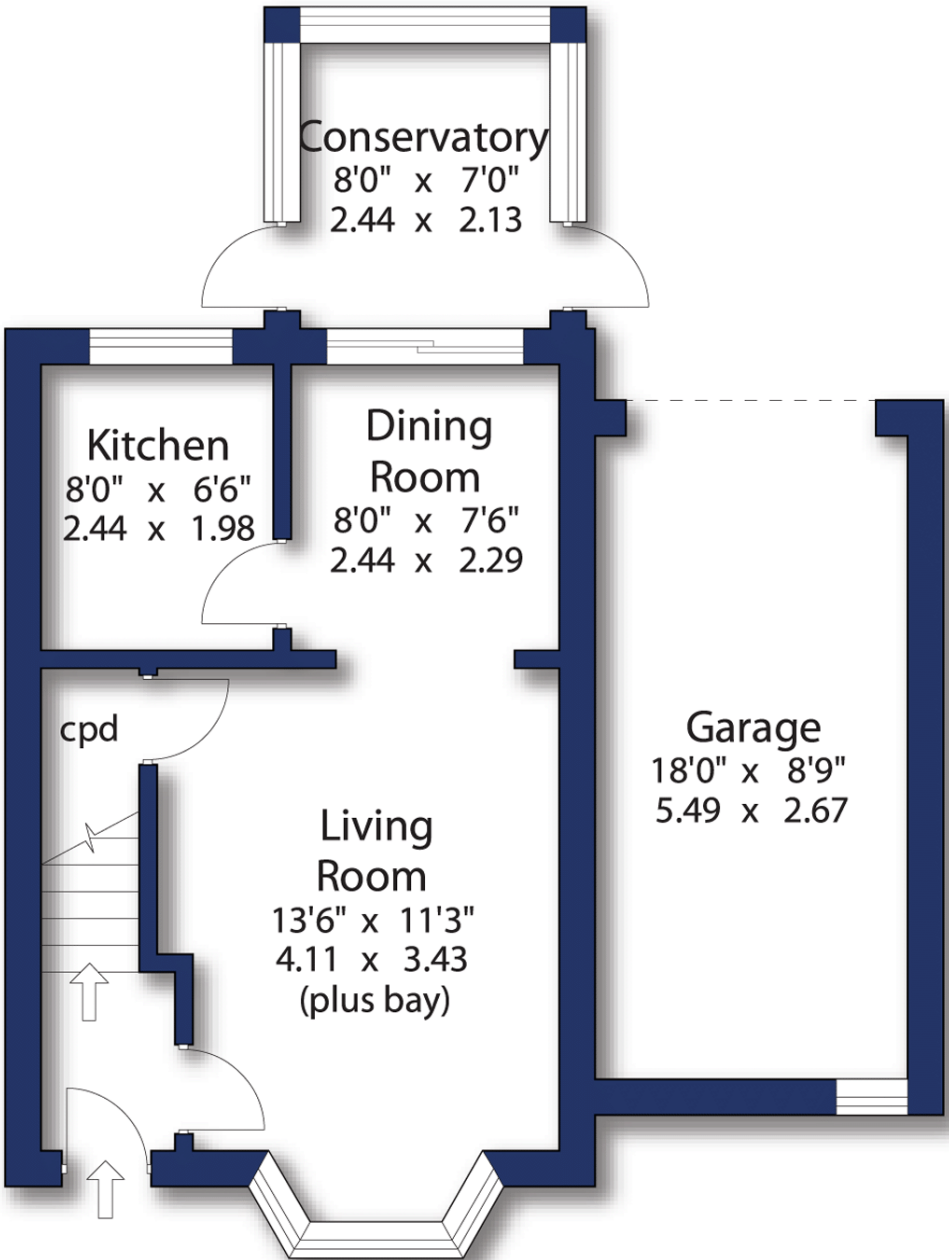
The property is situated within the popular residential area of Churwell, in close proximity to excellent local amenities. Morley has a bustling town centre with a variety of shops, restaurants and social amenities. The town also has its own train station with regular commuter links into Leeds and Wakefield. Additionally, a new railway station in Churwell is under construction. The M62 motorway connecting Leeds and Manchester is also readily accessible.



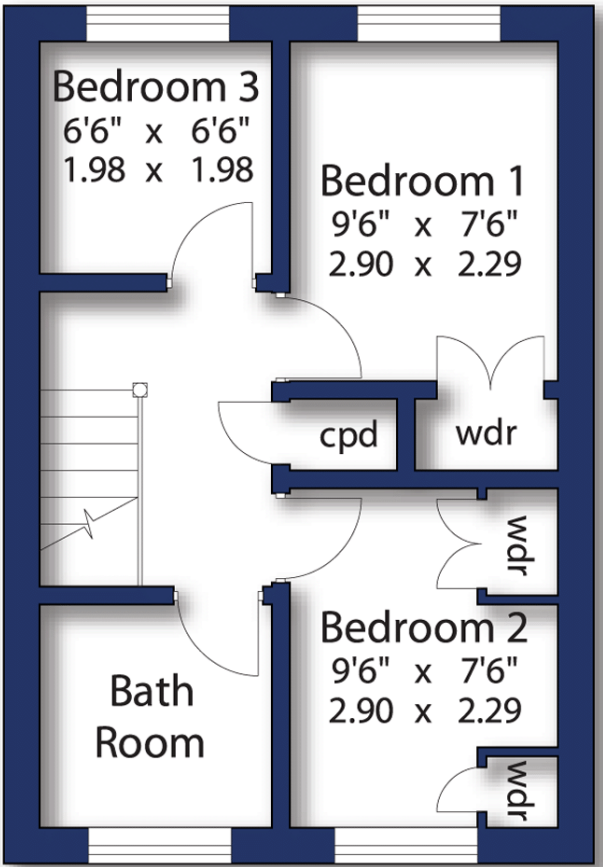




Floorplans



Ground Floor



First Floor

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band C

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

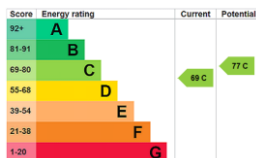
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