DACRE, SON & HARTLEY
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OVER 200 YEARS OF YORKSHIRE PROPERTY



# 5 Greenshank Mews, Morley, Leeds, LS27 8UT

An impressive, detached property ideally located at the head of a quiet cul-de-sac on the highly popular 'Bird Estate'. Having four bedrooms, two reception rooms and a large outdoor space it would make an ideal family home and a viewing is essential to fully appreciate everything this fabulous property has to offer.

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dacres.co.uk

# 5 Greenshank Mews, Morley, Leeds, West Yorkshire, LS27 8UT



## General Remarks

Set in a generous plot in a highly popular residential area this four-bedroom detached home is beautifully presented and tastefully decorated throughout. Benefitting from high quality fixtures and fittings, CCTV system and PIR security lights it would make an ideal family home.

The ground floor accommodation comprises; - front entrance porch opening to a spacious entrance hall with stairs rising to the first floor and guest WC, full length living room with access to the orangery, front facing dining room, kitchen and separate utility room.

The well-appointed kitchen has fitted wall and base units, granite worktops, breakfast bar and a dishwasher. Included with the sale is a seven-ring gas hob, double oven 'NewWorld' range. The single storey extension has a tiled roof and accommodates the utility room which also has granite worktops, fitted units, sink and plumbing for an automatic washing machine with ample space for a tumble dryer.

On the first floor there are four bedrooms, three having fitted wardrobes including the master bedroom which benefits from having en-suite facilities comprising; - double walk-in shower, WC and wash basin. The family bathroom is fully tiled and has a modern white three-piece suite including bath with shower over and shower attachment. The landing provides access to a part boarded loft which is complete with fitted light, retractable ladder and offers a useful additional storage space.

Externally, the fully enclosed rear garden is mainly laid to lawn and is ideal for entertaining or family gatherings and is complete with a decked gazebo, patio area and brick-built barbecue. The double garage has fitted light, power, alarm and electric door with ample off-street parking for at least six cars. To the front of the property there is a lawned garden and a side-driveway with electric gates.





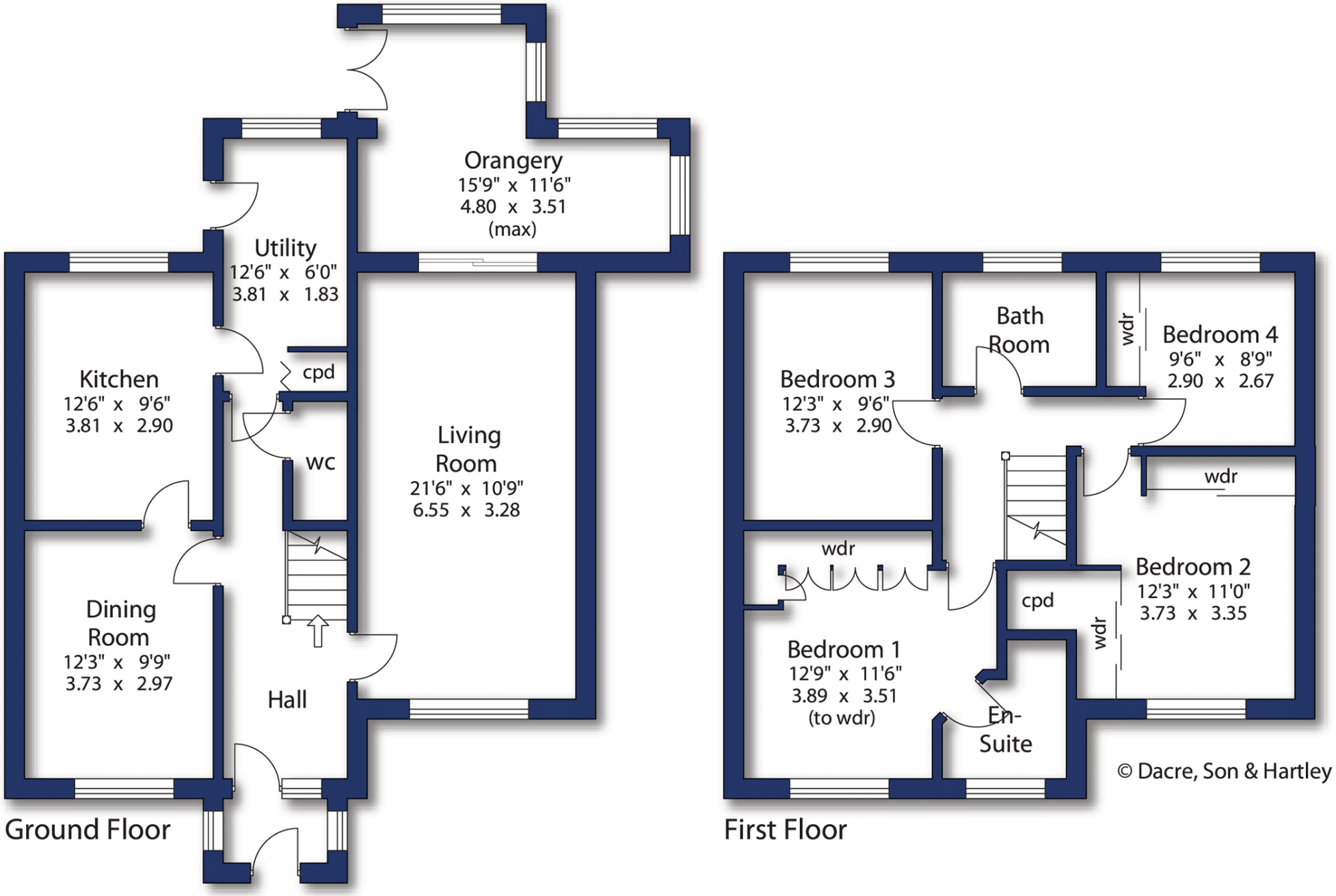








## Floorplans


Orangery
15'9" x 11'6"
4.80 x 3.51
(max)
Utility
12'6" x 6'0"
3.81 x 1.83
Kitchen
12'6" x 9'6"
3.81 x 2.90
cpd
wc
Living
Room
21'6" x 10'9"
6.55 x 3.28
Dining
Room
12'3" x 9'9"
3.73 x 2.97
Hall
Ground Floor
Bath
Room
wdr
Bedroom 4
9'6" x 8'9"
2.90 x 2.67
Bedroom 3
12'3" x 9'6"
3.73 x 2.90
wdr
wdr
Bedroom 2
12'3" x 11'0"
3.73 x 3.35
cpd
wdr
Bedroom 1
12'9" x 11'6"
3.89 x 3.51
(to wdr)
En-
Suite
First Floor
© Dacre, Son & Hartley



## Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

## 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

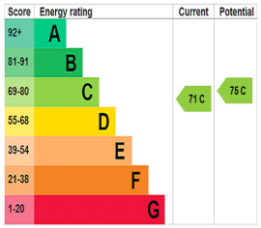
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