



4 Crompton Drive, Morley, Leeds, LS27 9TJ

An impressive, detached property ideally situated in a sought after residential area. Having four bedrooms and a highly flexible ground floor it would make an ideal family home and a viewing is essential to fully appreciate everything this fabulous property has to offer.

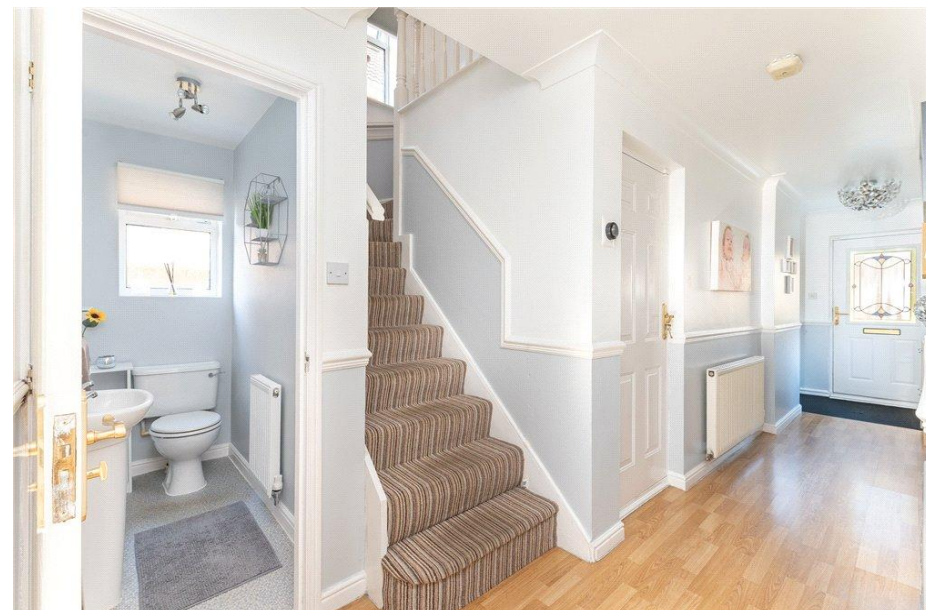
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4 Crompton Drive, Morley, Leeds, West Yorkshire, LS27 9TJ

Offers Over: £400,000



General Remarks

An excellent opportunity to purchase an internally spacious, four-bedroom detached property located in a highly sought after area. The property is beautifully presented and tastefully decorated throughout and completed by a fabulous outdoor space it would make an ideal family home and an early viewing is highly recommended.

The ground floor accommodation comprises; - front entrance hallway with guest WC, access to the integral garage and stairs to the first floor, spacious living room, dining room with open access to the orangery and a breakfast kitchen with access to the rear garden.

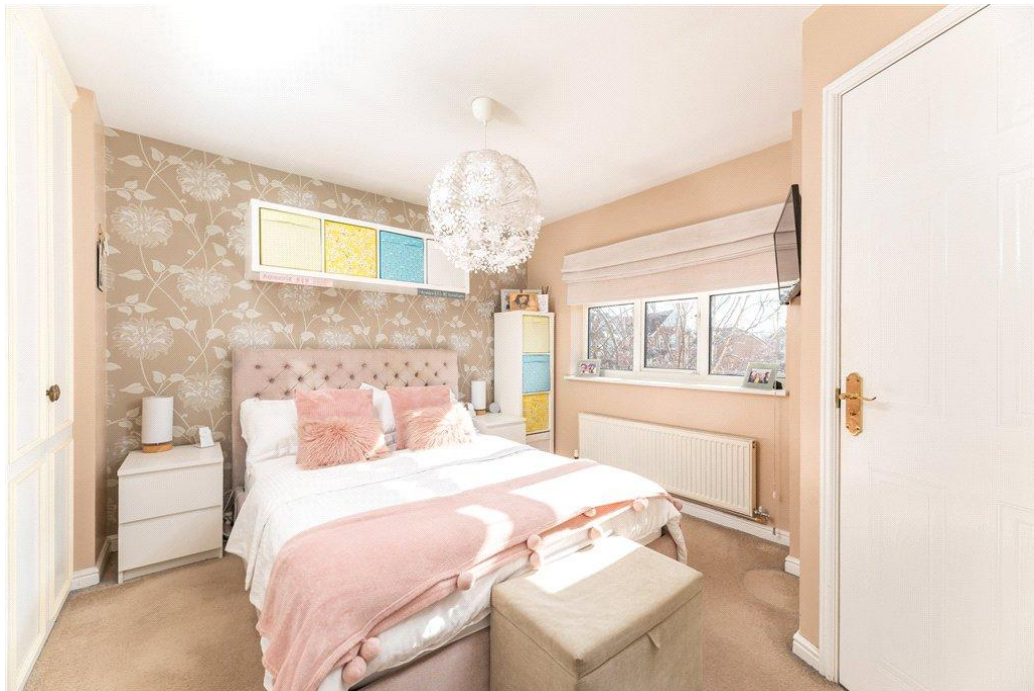
The well-appointed kitchen has fitted wall and base units, ample worktop space and integrated appliances include - gas hob, electric oven, fridge, freezer and dishwasher

On the first floor there are three double bedrooms and a good sized single, the master bedroom benefits from having built-in wardrobes and an en-suite shower room with WC and wash basin. The house bathroom is part-tiled and has a white three-piece suite comprising; - bath with shower attachment, WC and wash basin. The landing has an airing cupboard and provides access to the part-boarded loft which offers a useful additional storage space.

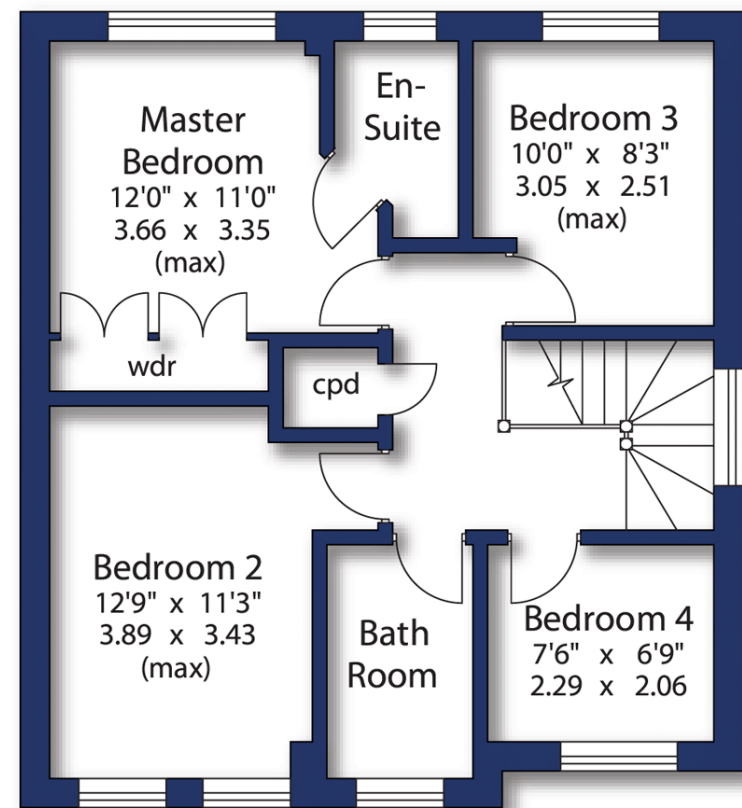
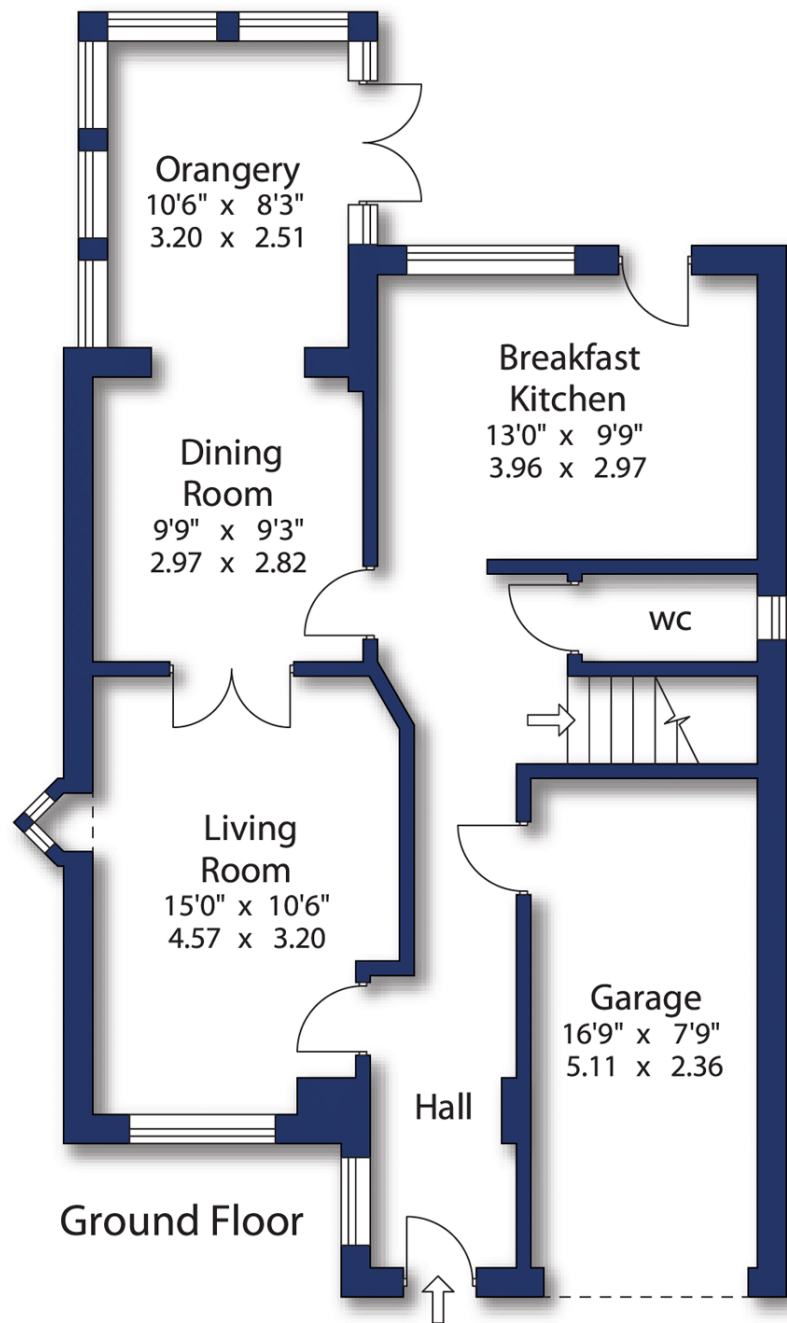
Externally, to the front of the property the tarmac driveway provides ample off-street parking leading to the integral garage, which is complete with EV charging point, plumbing for a washing machine, fitted light and power. The rear garden enjoys a high degree of privacy and is has a lawned garden and a generous block paved patio area complete with a pergola on the decked area all of which combines to provide an ideal space for relaxing or enjoying a barbecue.







Floorplans





Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band D

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

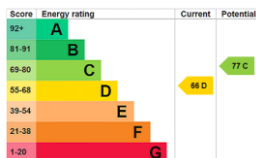
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- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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