



7 Hawthorne View, Gildersome, Morley, LS27 7YL

An impressive four-bedroom detached property ideally situated in a quiet cul-de-sac close to the heart of Gildersome village. Offered for sale with NO ONWARD CHAIN 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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Guide Price: £489,995

General Remarks

A fabulous opportunity to purchase a modern, detached family home situated in the highly sought after village of Gildersome. Beautifully presented and tastefully decorated throughout with a fabulous open plan orangery it is offered for sale with NO ONWARD CHAIN an early viewing is highly recommended.

The ground floor accommodation comprises; - entrance hall with LVT flooring that extends to most of the ground floor, front facing living room, guest WC, utility room with sink, drainer and plumbing for a washing machine, generous dining kitchen with an open plan orangery having access to the rear garden.

The well-appointed kitchen has a centre island, fitted wall and base units, ample worktop space, integrated appliances include – fridge, freezer, gas hob, electric/steam oven, microwave and dishwasher.

On the first floor there are four double bedrooms, the front facing master bedroom has fitted wardrobes and benefits from an en-suite shower, WC and wash basin. The second bedroom has free standing wardrobes which are included with the sale. The family bathroom is fully tiled



and has a modern three-piece suite comprising; - P-shaped bath, shower screen, wash basin and WC. The landing provides access to a part-boarded loft which offers a useful additional storage space and has a storage cupboard which houses the four-camera CCTV hub and alarm console.

Externally, the rear garden is mainly laid to lawn with borders well stocked with established plants, bushes and fruit trees (plums and pears), the patio area provides the perfect space for relaxing or enjoying a barbecue. To the front of the property there is a lawned garden and a resin driveway which provides off-street parking leading to the garage which has an EV charging point to the front.

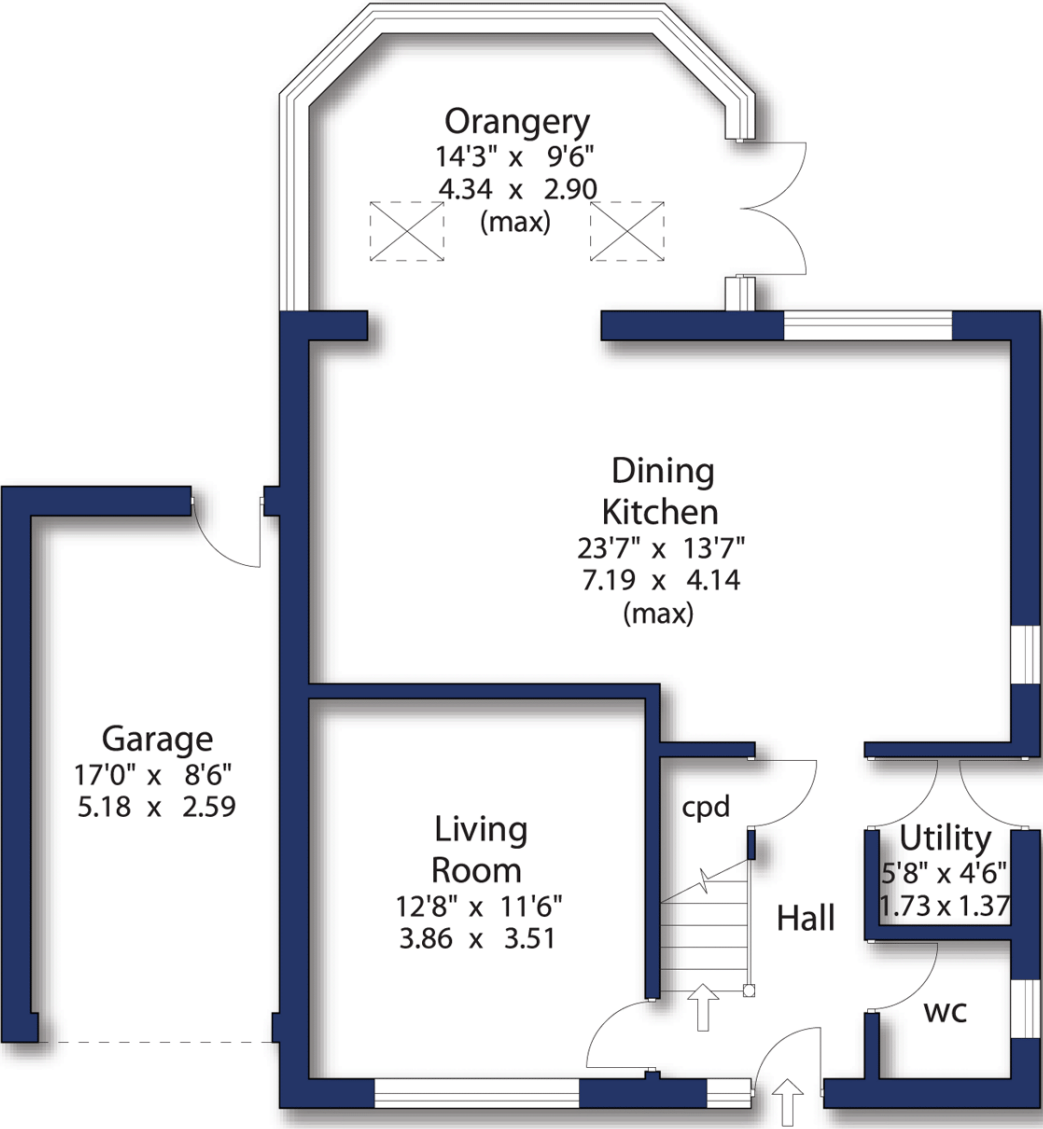
Gildersome village has a range of local shops and amenities, including its own library, post office and community centre as well as two inns and an Indian restaurant. Located about 2 miles from the town of Morley, itself just 5 miles South of Leeds City Centre. Morley has its own train station with regular services to Leeds and Wakefield and the M62 motorway connecting Leeds and Manchester is also readily accessible.



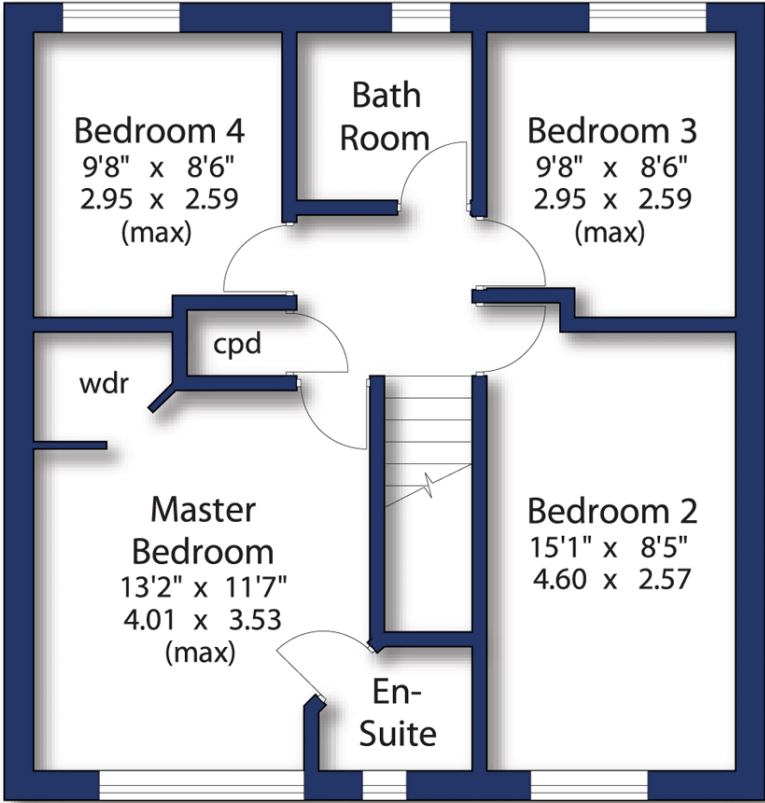




Floorplans



Ground Floor



First Floor



Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band E

Tenure, Parking & Services

- Freehold
-
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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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ARRANGE A VIEWING



Call 0113 322 6333 or email morley@dacres.co.uk

