



52 Wise Crescent, Morley, Leeds, LS27 7FQ

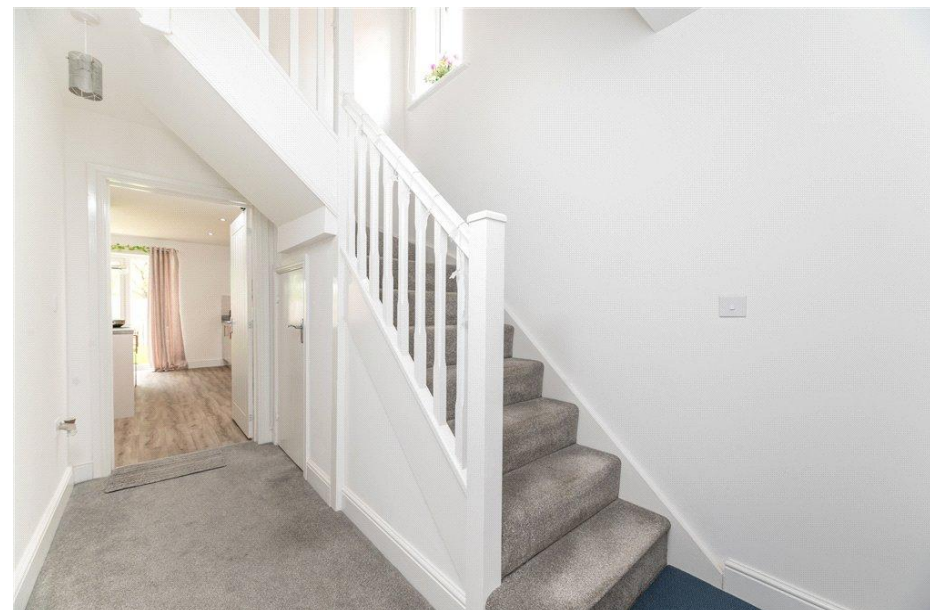
Ideally situated in a highly sought after residential area this four-bedroom detached house was built in 2023 and benefits from having a number of upgraded fixture and fittings. Offered for sale with NO ONWARD CHAIN a viewing is essential to fully appreciate everything this fabulous family home has to offer.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 **Email:** morley@dacres.co.uk



52 Wise Crescent, Morley, Leeds, West Yorkshire, LS27 7FQ

Asking Price: £409,000



General Remarks

A fabulous opportunity to purchase a modern detached house situated on the highly popular New Village development in Churwell. Beautifully presented and tastefully decorated throughout it would make an ideal family home.

The ground floor accommodation comprises; - front entrance hall with part-tiled guest WC and stairs rising to the first floor, front facing living room with a feature bay window, utility room and a spacious dining kitchen with French doors to the rear garden.

The well-appointed kitchen has several upgraded features, fitted wall and base units, ample worktop space, centre island with inset electric hob and overhead extractor. Integrated appliances include- electric oven fridge, freezer and dishwasher. The separate utility room has a washer/dryer.

On the first floor there are four good-sized bedrooms, the front facing master bedroom benefits from having a fully tiled en-suite shower, WC and wash basin. The house bathroom is fully tiled and has a modern three-piece suite including bath with shower over and shower screen. The landing provides access to the loft which offers a useful additional storage space.

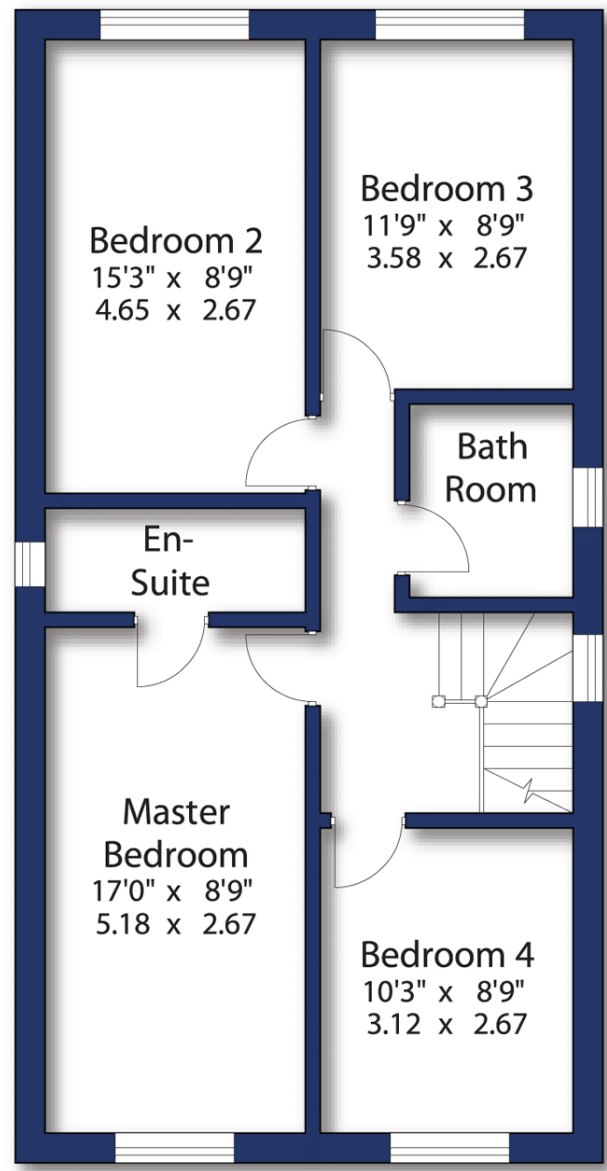
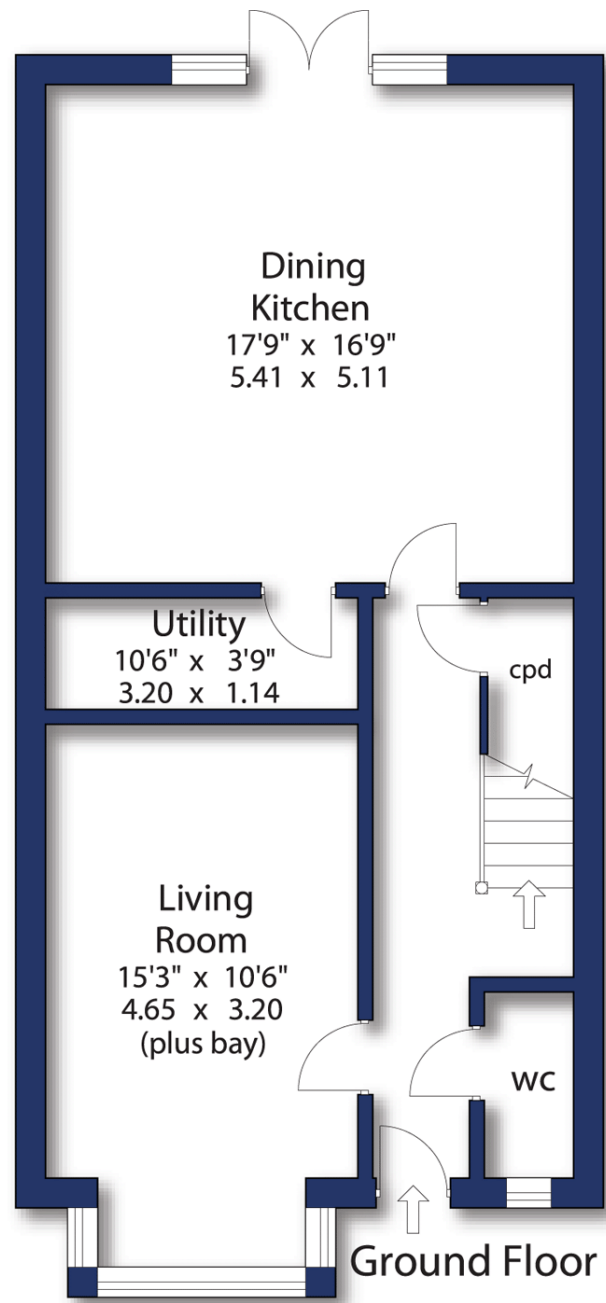
Externally, the front garden is laid to lawn with established bushes to the front border. The driveway provides off-street parking and leads to the garage which is complete with fitted light and power. The fully enclosed rear garden has an outdoor power socket, tap and is laid to lawn, and the patio area is an ideal space for relaxing or enjoying a barbecue.







Floorplans



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](#)

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

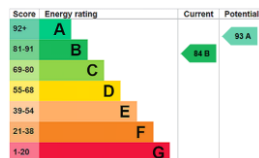
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- 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.

Dacres Ref: MOR260112

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



 **Mortgage Advice Bureau**

01274 515 763

 **Dacres Surveys**

Call for a quote
01943 885 400

 **ARRANGE A VIEWING**

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

