



28 Clark Spring Rise, Morley, Leeds, LS27 7UT

An impressive four-bedroom detached family home ideally situated in a quiet cul-de-sac in a highly sought after residential area. Extended to the rear and offering spacious and highly flexible living accommodation a viewing is essential to fully appreciate everything this fabulous property has to offer.

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General Remarks

A fabulous opportunity to purchase a spacious family home set on a generous plot in a highly popular residential area. Beautifully presented throughout it is certain to appeal to a wide variety of potential buyers and an early viewing is highly recommended.

The ground floor accommodation comprises; - entrance hall with guest WC and stairs rising to the first floor, front facing reception which is currently set-up as a home bar, extended living room with dining area and French doors to the rear garden, kitchen and separate utility room.

The kitchen has fitted wall and base units, ample worktop space and plenty of room to accommodate most modern appliances. The utility room has plumbing for a washing machine and space for a tumble dryer.

On the first floor there are four good sized bedrooms including the spacious master which has fitted wardrobes and benefits from having an en-suite with walk-in shower, WC and wash basin. The house bathroom is part-tiled and has a three-piece suite including bath with electric

shower over. The landing has a useful airing/linen cupboard and provides access to the part-boarded loft which is complete with retractable ladder and fitted light.

Externally, to the front of the property there is a low maintenance garden which is laid to blue slate and driveway parking leading to the single garage having fitted light and power. The larger rear garden is fully enclosed and mainly laid to lawn with a patio area, decked area and is an ideal space for relaxing or alfresco dining straight from the brick-built barbecue.

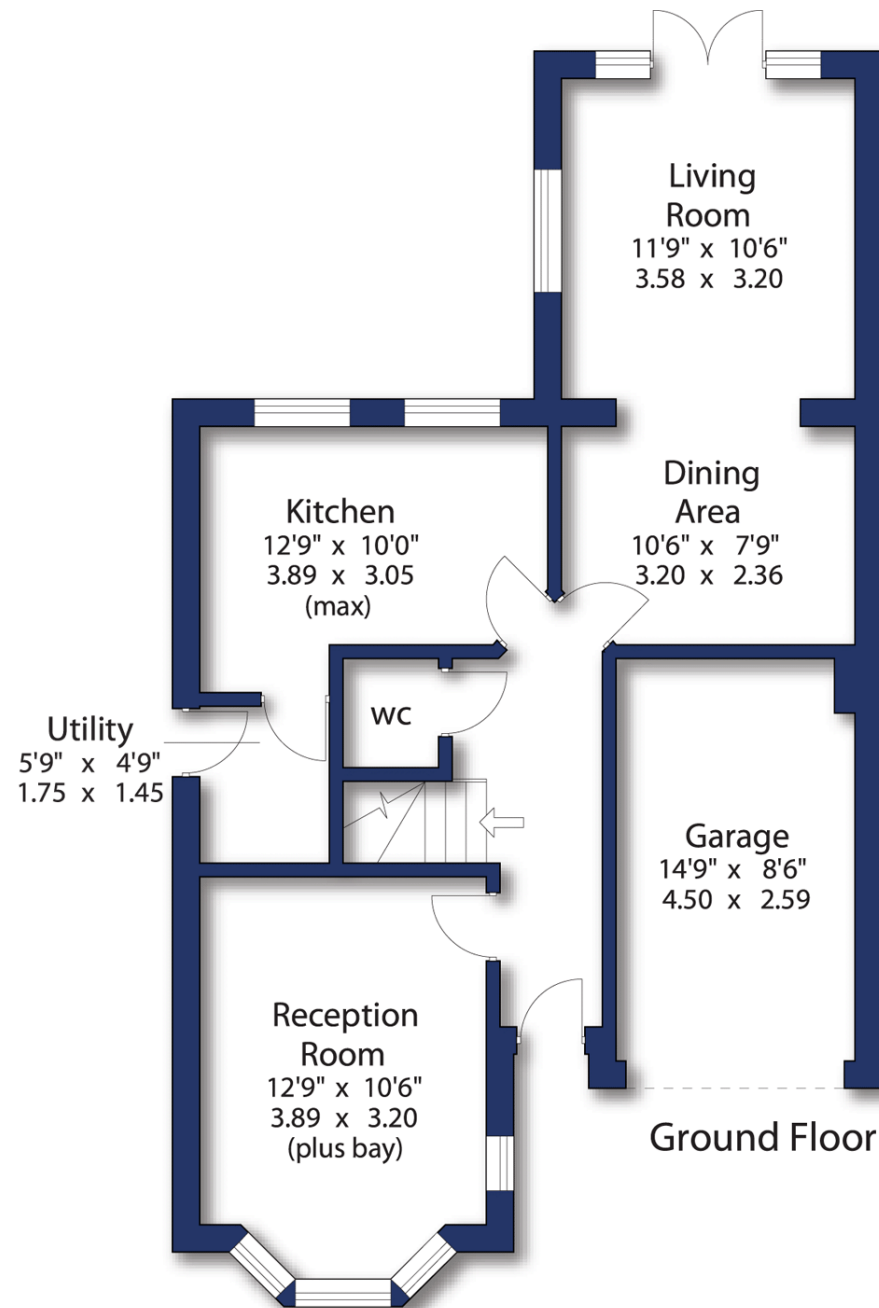
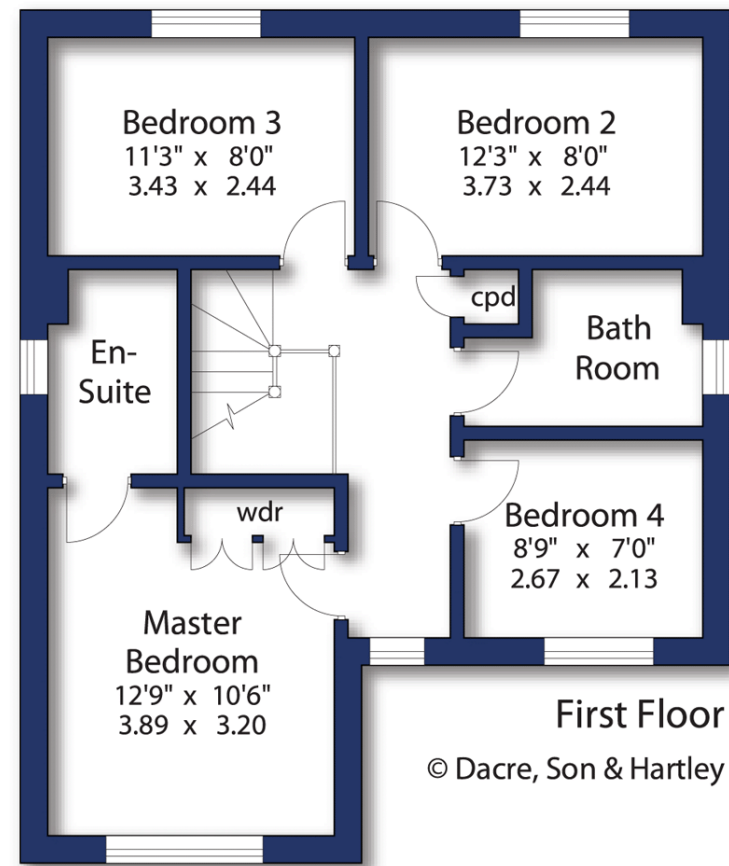
The property is situated within the popular residential area of Westwoodside, Churwell, in close proximity to Churwell Junior School and ancient woodland with forest walks and excellent local amenities. Morley has a bustling town centre with a variety of shops, restaurants and social amenities. The town 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



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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

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ARRANGE A VIEWING

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